# CPED STAFF REPORT

Prepared for the Board of Adjustment

BOA Agenda Item #6
December 11, 2014
BZZ-6924

## LAND USE APPLICATION SUMMARY

*Property Location:* 1100 & 1118 University Avenue Northeast
*Prepared By:* Andrew Liska, City Planner, 612.673.2264
*Applicant:* McDonald's USA, LLC
*Project Contact:* Ray Croaston Jr.
*Required Applications:*

| | |
|---|---|
| **Appeals of Zoning Administrator** | • Appeal the determination of the Zoning Administrator regarding the height of the two menu board signs at 1100 & 1118 University Avenue Northeast.<br>• Appeal the determination of the Zoning Administrator regarding the height of the two "Order Here" signs at 1100 & 1118 University Avenue Northeast.<br>• Appeal the determination of the Zoning Administrator regarding the height of the "Drive Thru" gateway sign at 1100 & 1118 University Avenue Northeast. |

## SITE DATA

| | |
|---|---|
| **Existing Zoning** | C2 Neighborhood Corridor Commercial District |
| **Lot Area** | 42,314 square feet |
| **Ward(s)** | 3 |
| **Neighborhood(s)** | Sheridan |
| **Designated Future Land Use** | Community Corridor |
| **Land Use Features** | NA |
| **Small Area Plan(s)** | NA |

## APPEAL OF THE ZONING ADMINISTRATOR

**REASON FOR APPEAL.** The appellant, Ray Croaston Jr. on behalf of McDonald's USA, LLC, has appealed the determination of the Zoning Administrator regarding the height of: 1. Two menu board signs; 2. Two "Order Here" signs; and 3. The "Drive Thru" sign located at 1100 & 1118 University Avenue Northeast. The appellant disagrees with the determination of the Zoning Administrator that the signs are measured from natural grade as opposed to a finished grade five (5) feet from the building.

Due to the measurement from natural grade, the appellant disagrees with the decision of the Zoning Administrator to stop work on site due to sign heights being non-compliant.

| | | | |
|---|---|---|---|
| **Date Application Deemed Complete** | November 12, 2014 | **Date Extension Letter Sent** | NA |
| **End of 60-Day Decision Period** | January 11, 2015 | **End of 120-Day Decision Period** | NA |

**BACKGROUND.** The Board of Adjustment heard a public hearing request on February 20, 2014, for four sign variances at 1100 & 1118 University Avenue Northeast. The Board granted three of the four variances. Below are the actions for Variance C and Variance D as they relate to the violations that resulted in the stop work order being issued (the complete actions of all variances of this application is included in the attachments):

> ***C. Variance**: Tracey Kinney of Landform, on behalf of McDonald's USA, LLC, has applied for a variance to increase the maximum height of a menu board from 6 feet to approximately 6 feet 9 inches at the property located 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.*
>
> ***Action**: Notwithstanding staff recommendation, the Board of Adjustment **denied** the variance to increase the maximum height of a menu board from 6 feet to approximately 6 feet 9 inches for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District, based on the following finding:*
>
> ***Finding #1**: The increased height of the menu board to maintain consistency with the existing signage is not a unique circumstance of the property that creates practical difficulties in complying with the ordinance.*
>
> ***Absent:** A. Thompson*
> ***Aye:** S. Cahill, M. Ditzler, J. Finlayson, E. Johannessen, D. Ogiba, D. Sandberg, J. Saufley*
> ***Motion passed***
>
> ***D. Variance**: Tracey Kinney of Landform, on behalf of McDonald's USA, LLC, has applied for a variance to increase the maximum to increase the maximum height of a freestanding sign from 8 feet to approximately 10 feet 9 inches at the property located 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.*
>
> ***Action**: The Board of Adjustment adopted staff findings and **approved** the variance to increase the maximum height of a freestanding signs from 8 feet to approximately 10 feet 3 inches and 10 feet 9 inches, for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District, subject to the following condition of approval:*
>
> 1. *Approval of the master sign plan by the Department of Community Planning and Economic Development.*
>
> ***Absent:** A. Thompson*
> ***Aye:** S. Cahill, M. Ditzler, J. Finlayson, E. Johannessen, D. Ogiba, D. Sandberg, J. Saufley*
> ***Motion passed***

**SUMMARY OF ACTIONS.** Variance C to increase the height of the menu boards was denied thus, the maximum height is 6' per Chapter 543.370. Variance D to increase height of freestanding signs was approved thus allowing the "Order Here" signs to increase from 8' to 10' 3" and the "Drive Thru" sign to increase from 8' to 10'9".

**INSPECTION.** Inspections by a zoning enforcement official on October 24th & 27th, 2014, revealed violations of the overall height of multiple signs. Below is a table that illustrates the signage, the permitted height, and the measured height based on natural grade:

**ON-PREMESIS SIGNS**

| SIGN | PERMITTED | MEASURED |
|---|---|---|
| **MENU BOARD I** | **72"** | **84.5"** |
| **MENU BOARD II** | **72"** | **85"** |
| **"ORDER HERE" (COD) I** | **10' 3"** | **10'8"** |

| | | |
|---|---|---|
| **"ORDER HERE" (COD) II** | **10'3"** | **10'8"** |
| **DRIVE THRU (GATEWAY)** | **10'9"** | **11'7"** |

**GRADE DETERMINITION.** While some of the signage is slightly different in size than as approved; the nature of this appeal is regarding where the signage is being measured from. Chapter 520.160 defines *Grade, Natural* as, "*The grade of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall or other earthwork feature. Natural grade is determined by reference to a survey, or other information as determined by the Zoning Administrator.*" The Zoning Administrator determined natural grade on this site to be the elevation of the drive aisle and parking lot before the most recent construction and addition of new drive thru aisles, curbing, and concrete footings.

Chapter 546.80 Computation of Sign Height states, "*Sign height shall be calculated as the vertical distance from natural grade measured at a point either at curb level or ten (10) feet away from the middle of the sign.*" The Zoning Administrator determined the referenced curb level is that of the curb at the public right-of-way and not interior curbing associated with the drive thru aisles. Using Chapter 546.80 to determine grade, a point ten (10) feet in from the exterior curb of the site is considered natural grade. Natural grade is the elevation of the former driveway and parking lot. Much of this remain unchanged and thus it was determined to measure the signs from the drive thru aisles and not the new curbing and concrete footings recently installed. All of the sign heights are measured from the drive aisles as this is the elevation that the Zoning Administrator determined to be natural grade and all are found to be in violation of the permitted sign heights.

Using natural grade in regulating sign height is critical. Relying on grade alone to measure sign height incentivizes the adding of fill and increasing grade to achieve higher signage. Natural grade is the necessary check that counters artificially adding fill to increase elevation and thus, signage that does not match the character of the area.

The appellant argues that the sign heights should be measured from Chapter 520.160's definition of *Grade*, "*the lowest point of elevation of the surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five (5) feet from the building.*" Based on the measurement assuming grade at the point five (5) feet from the building, the signage may be close to the permitted height.

Nonetheless, staff finds that the Zoning Administrator has correctly determined height and that the signs exceed the maximum allowed height.

## STAFF RECOMMENDATION

**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the Board of Adjustment **deny** of the application to appeal the decision of the Zoning Administrator regarding the height of the two menu board signs at 1100 & 1118 University Avenue Northeast.

**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the Board of Adjustment **deny** of the application to appeal the decision of the Zoning Administrator regarding the height of the "Order Here" sign at 1100 & 1118 University Avenue Northeast.

**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

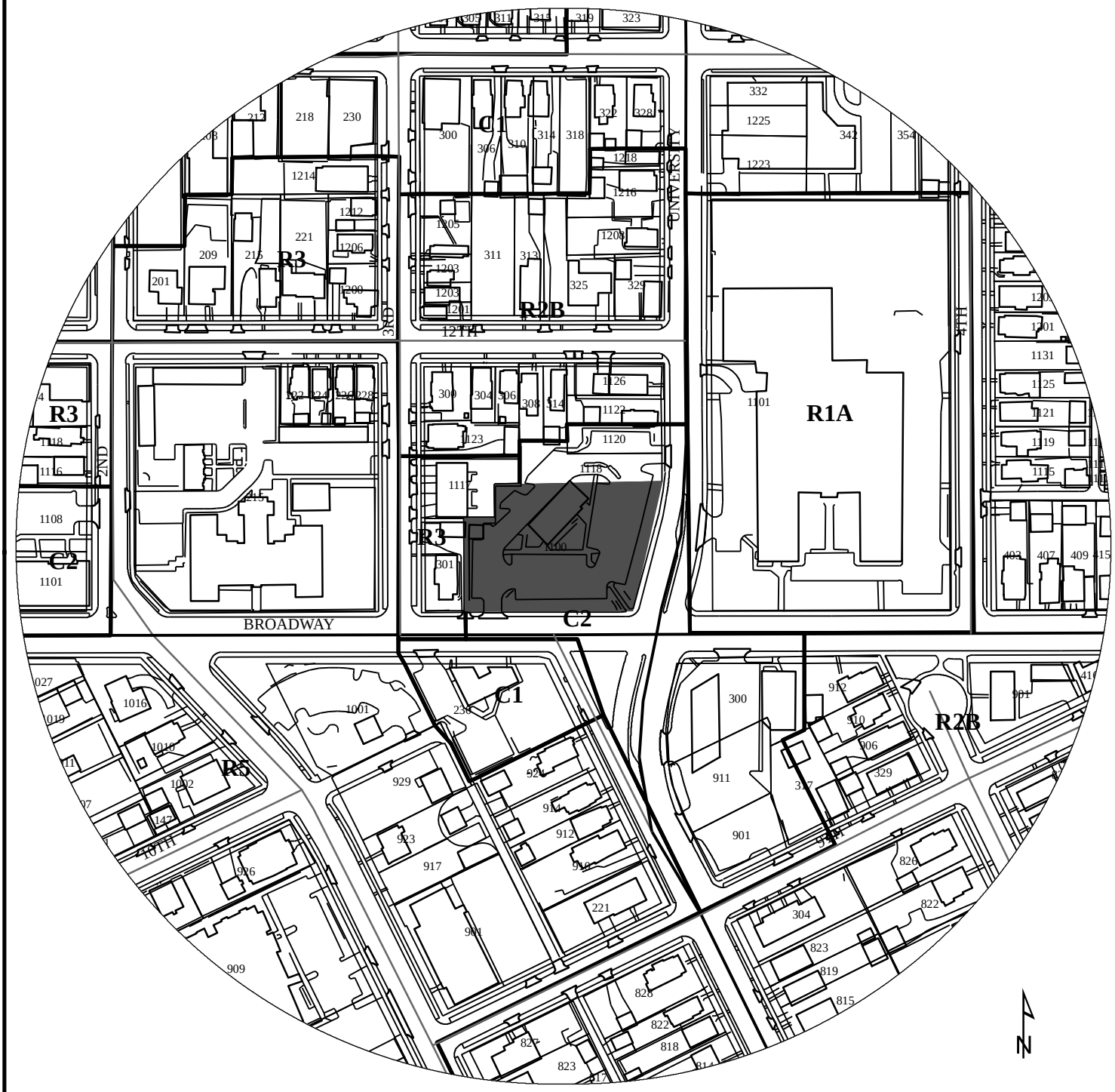
The Department of Community Planning and Economic Development recommends that the Board of Adjustment **deny** of the application to appeal the decision of the Zoning Administrator regarding the height of the "Drive Thru" gateway sign at 1100 & 1118 University Avenue Northeast.

## ATTACHMENTS

1. Zoning map
2. Statement of Appeal from Applicant with Approved Building Plans
3. Diagram from Appellant demonstrating on-site elevations
4. Actions from BZZ-6420 (February 20, 2014)
5. Zoning Inspection Photos (October 24 and 27 and November 21, 2014)
6. Correspondence

**McDonald's USA, LLC** **3rd**

NAME OF APPLICANT WARD



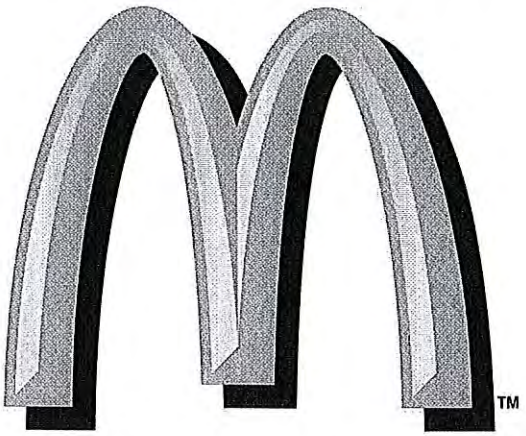

PROPERTY ADDRESS

**1100 University Avenue Northeast**

FILE NUMBER

**BZZ-6924**

# McDonalds USA, LLC



## Minneapolis, MN

# APPLICATION FOR
# ZONING ADMINISTRATOR APPEAL

## November 12, 2014

LANDFORM
From Site to Finish

## INTRODUCTION

On behalf of McDonald's USA LLC ("McDonald's"), Landform respectfully submits this application for an appeal of the Zoning Administrator's decision to stop work due to the building inspector's determination that sign heights were not in compliance with the city approvals for the McDonald's Restaurant at 1100 University Avenue NE.

## HISTORY

On February 20, 2014 the Zoning Board of Adjustment concurred with the recommendation of CPED staff to approve three of four requested variances, subject to approval of the master sign plan by the Department of Community Planning and Economic Development.

The variance approval summary is as follows:

1. The Board of Adjustment adopted staff findings and **approved** the variance to increase the number of freestanding signs from one to four for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.

2. The Board of Adjustment adopted staff findings and **approved** the variance to increase the maximum area of freestanding signs from 80 square feet to 330 square feet for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.

3. Notwithstanding staff recommendation, the Board of Adjustment **denied** the variance to increase the maximum height of a menu board from 6 feet to **approximately** 6 feet 9 inches for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District, based on the following finding:

   Finding #1: The increased height of the menu board to maintain consistency with the existing signage is not a unique circumstance of the property that creates practical difficulties in complying with the ordinance.

4. The Board of Adjustment adopted staff findings and **approved** the variance to increase the maximum height of a freestanding signs from 8 feet to **approximately** 10 feet 3 inches and 10 feet 9 inches, for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.

The Department of Community Planning and Economic Development approved the Master Sign Plan as submitted with Building Permit documents on March 20, 2014.

In October 2014 McDonalds USA LLC received a permit to install the signs per the approved master sign plan and approved variances.

In October 2014, signs were installed per the approved plans.

On October 27, 2014, Zoning Enforcement sent a stop work order to McDonalds for noncompliant heights on two menu boards, the drive-through gateway sign, and the customer order display canopies. According to the letter, all of the signs violated the height requirements of the approved variance.

In an email dated November 5, 2014, Stuart Robertson revised findings from the October 27, 2014 stop work order. The revised findings concluded that the height of the menu boards were a minimal violation and required no further action, but that the canopy order signs and the drive-thru gateway signs exceed height requirements and required McDonalds to lower the sign, submit an appeal or submit a variance application.

**APPEAL OF ZONING REQUEST**

Section 525.170 of the Minneapolis City Code allows applicants to appeal decisions of the zoning administrator to the Board of Adjustment. McDonalds USA LLC believes that the installed signs meet the standards of the Minneapolis City Code, the approved master sign plan and the approved variances.

The applicant has presented all plans in detail to the Planning Commission, City Council, Board of Zoning Adjustment and City Planning Staff. The heights of the installed signs are exactly the same as the plans that were submitted and approved. The signs have been constructed according to the dimensions and drawings that were submitted and approved. When signs are installed, there can be slight variations of the actual conditions of the site. In our case, the variations have little to do with the actual heights of the signs, rather the slight variations that come with grading, leveling the sign in concrete, and the manner in which the foundation was poured. The variance request specified "approximate" measurements to account for the slight variations that occur as a result of on-site conditions. The "approximate" measurement language was approved by Planning Commission and the Board of Zoning Appeals.

How the height of the sign is calculated is not clearly defined by the code. First, sign copy area of the customer order display is being interpreted inconsistently and second, the city is measuring sign height from a variety of places.

The Zoning Code provides the following definitions for sign height and grade:

*Sign height shall be calculated as the vertical distance from the natural grade measured at a point either at the curb level or ten (10) feet away from the front center of the sign, whichever is closer, to the upper-most point used in measuring the area of a sign.* (Sec. 543.80)

*Grade, natural. The grade of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall or other earthwork feature. Natural grade is determined by reference to a survey, or other information as determined by the zoning administrator.* (Sec. 520.160)

*Grade. The lowest point of elevation of the surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.* (Sec. 520.160)

According to the Zoning Code, the sign copy area refers to the enclosed frame or cabinet. In conversations with City Planner Shanna Sether, it was agreed that the awning over the "Order Here" sign was not part of the cabinet of the sign, and is in fact, an architectural element. Based on the recommendation of City Planning staff, the sign height was based on a measurement to the top of the "Order Here" sign, not on the top of the awning. Based on this interpretation, the signs meet the height as approved in the variance. Since the October 27, 2014 letter, the applicant has removed the "Order Here" sign, rendering the awnings and ordering kiosk as architectural elements of the site not signs, however, we request as a part of this appeal that the text be allowed to be replaced as shown on the approved master sign plan.

There continues to be some confusion about the location from which the sign height is measured. In the original notification, Zoning Enforcement verbally stated that sign heights were measured from the driveway surface. On the subsequent email dated November 5th, staff did not provide a point from which the sign heights were measured and did not provide the height of the sign. According to the City Code definitions and staff interpretation of grade, there is nearly three feet of grade variation from which the sign height can be measured.

The approved variances specify that the signs are to be measured from grade. According to the City Code's definition of grade, a line five feet from the building should be drawn and the height should be measured from this point.

A summary of the sign heights as built on site is as follows:

| Sign type | Variance Approval | Applicant measurement** | Measured from |
|---|---|---|---|
| Primary COD* | 10' 3" | 10' 5" | 5 foot from the building at lowest point (elevation 840). |
| Secondary COD* | 10' 3" | 10' 5" | 5 foot from the building at lowest point (elevation 840). |
| Gateway | 10' 7" | 10' 4" | 5 foot from the building at lowest point (elevation 840). |

*Without text this changes from a sign to an architectural element.

**Measured to top of sign copy area as defined by the code and confirmed by City Planning Staff.

We believe that the drive thru signs installed at 1100 University Avenue NE comply with the standards of the zoning code, the approved variances, and the building code.

Signs were installed as shown on the Master Sign Plan, approved PDR documents, and sign permits that were approved and issued by City Planning Staff.

The base point of measurement should be five feet from the building per the definition of grade as supplied by staff.

Any slight variations in height are a result of typical industry variations accounting for proper drainage, leveling of the sign, and slight field adjustments, and were accounted for in the "approximate" language of the variance.

**SUMMARY**

We respectfully request that signs be approved as currently installed at 1100 University Avenue NE and that the "Order Here" language be allowed to re-installed on the Customer Order Displays.

**CONTACT INFORMATION**

This document is respectfully submitted by:

Mary Matze

Landform

105 South Fifth Street, Suite 513

Minneapolis, MN 55330

Any additional questions regarding this application can be directed to Darren Lazan at dlazan@landform.net or 612.252.0250.

APPROVED SIGN PLANS

# McDONALD'S, USA LLC.

## MINNEAPOLIS, MN

### AREA LOCATION MAP

MINNEAPOLIS, MN

### ABBREVIATIONS

| | |
|---|---|
| ∠ | Angle |
| & | And |
| @ | At |
| 100 YR. | 100 Year Flood Elevation |
| A.B. | Anchor Bolt |
| A.D. | Area Drain |
| A/C | Air Conditioning Unit |
| ADD. | Addendum |
| ADDL. | Additional |
| ADJ. | Adjacent / Adjust |
| AHU | Air Handling Unit |
| ALT. | Alternate |
| ALUM. | Aluminum |
| ANOD. | Anodized |
| APPROX. | Approximate |
| ARCH | Architect / Architectural |
| AUTO. | Automatic |
| AVG. | Average |
| B.C. | Back of Curb |
| B/W | Bottom of Wall |
| BFE | Basement Floor Elevation |
| BIT | Bituminous (Asphaltic) |
| BLDG | Building |
| BSMT. | Basement |
| C.F. | Cubic Feet |
| C.F.S. | Cubic Feet Per Second |
| C.G. | Corner Guard |
| C.J. | Control Joint |
| C.L. | Centerline |
| C.M.U. | Concrete Masonry Unit |
| C.O. | Cleanout |
| C.O.E. | U.S. Army Corps Of Engineers |
| C.Y. | Cubic Yards |
| CB | Catch Basin |
| CBMH | Catch Basin Manhole |
| CEM. | Cement |
| CIP | Cast Iron Pipe |
| CMP | Corrugated Metal Pipe |
| CONC. | Concrete (Portland) |
| CONN. | Connection |
| CONST. | Construction |
| CONT. | Continuous |
| CONTR. | Contractor |
| COP. | Copper |
| CU. | Cubic |
| D.S. | Down Spout |
| DEG. | Degree |
| DEMO. | Demolition / Demolish |
| DEPT. | Department |
| DET. | Detail |
| DIA. | Diameter |
| DIAG. | Diagonal |
| DIM. | Dimension |
| DIP | Ductile Iron Pipe |
| DN | Down |
| DWG. | Drawing |
| E. | East |
| E.J. | Expansion Joint |
| E.O.F. | Emergency Overflow |
| E.O.S. | Emergency Overflow Swale |
| E.W. | Each Way |
| EA. | Each |
| EL. | Elevation |
| ELEC. | Electrical |
| ELEV. | Elevation |
| EMER. | Emergency |
| ENGR. | Engineer |
| ENTR. | Entrance |
| EQ. | Equal |
| EQUIP. | Equipment |
| EQUIV. | Equivalent |
| EXIST. | Existing |
| EXP. | Expansion |
| F & I | Furnish and Install |
| F.B.O. | Furnished by Others |
| F.C. | Face of Curb |
| F.D. | Floor Drain |
| F.D.C. | Fire Department Connection |
| F.V. | Field Verify |
| FB | Full Basement |
| FBWO | Full Basement Walk Out |
| FBLO | Full Basement Look Out |
| FDN. | Foundation |
| FES | Flared End Section |
| FFE | Finished Floor Elevation |
| FLR. | Floor |
| FT. OR (') | Foot |
| FUT. | Future |
| G.B. | Grade Break |
| G.C. | General Contractor |
| GAL. | Gallon |
| GALV. | Galvanized |
| GFE | Garage Floor Elevation |
| GL. | Glass |
| GR. | Grade |
| H. | Height |
| H.P. | High Point |
| HDPEP | High Density Polyethylene Pipe |
| HGT. | Height |
| HORIZ. | Horizontal |
| HVAC | Heating, Ventilation, Air Conditioning |
| HYD | Hydrant |
| I.D. | Inside Dimension |
| IN. OR (") | Inches |
| INFO. | Information |
| INL. | Inlet Elevation |
| INSUL. | Insulation |
| INV. | Invert Elevation |

| | |
|---|---|
| JT. | Joint |
| L.F. | Lineal Feet |
| L.P. | Low Point / Liquid Petroleum |
| LB. | Pound |
| LGU | Local Government Unit |
| LONG. | Longitudinal |
| LT. | Light / Lighting |
| MAINT. | Maintenance |
| MAS. | Masonry |
| MATL. | Material |
| MAX. | Maximum |
| MECH | Mechanical |
| MED. | Medium |
| MFR. | Manufacturer |
| MH | Manhole |
| MIN. | Minimum / Minute |
| MISC. | Miscellaneous |
| MNDOT | Minnesota Department Of Transportation |
| MOD. | Module / Modular |
| MUL. | Mullion |
| N. | North |
| N.I.C. | Not In Contract |
| NO. OR # | Number |
| NOM | Nominal |
| NTS | Not to Scale |
| NWE | Normal Water Elevation |
| NWL | Normal Water Level |
| O.C. | On Center |
| O.D. | Outside Dimension |
| O.E. | Overhead Electric |
| OH. | Overhead |
| OHWL | Ordinary High Water Level |
| OPNG. | Opening |
| ORIG. | Original |
| P.C. | Point of Curvature |
| P.I. | Point of Intersection |
| PIV | Post Indicator Valve |
| P.L. OR P/L | Property Line |
| P.O.B. | Point of Beginning |
| P.S.F. | Pounds Per Square Foot |
| P.S.I. | Pounds Per Square Inch |
| P.T. | Point of Tangency |
| P.V.C. | Point of Vertical Curvature |
| P.V.I. | Point of Vertical Intersection |
| P.V.T. | Point of Vertical Tangency |
| PE | Polyethylene |
| PED. | Pedestal / Pedestrian |
| PERF. | Perforated |
| PREP. | Preparation |
| PROJ. | Project |
| PROP. | Proposed |
| PVC | Poly-Vinyl-Chloride (Piping) |
| PVMT. | Pavement |
| QTR. | Quarter |
| QTY. | Quantity |
| R | Radius |
| RAD. | Radius |
| R.D. | Roof Drain |
| R.E. | Remove Existing |
| R.O. | Rough Opening |
| R.P. | Radius Point |
| RCP | Reinforced Concrete Pipe |
| R.S. | Rough Slab |
| RSD | Roof Storm Drain |
| RE. | Regarding |
| REINF. | Reinforced |
| REQ'D | Required |
| REV. | Revision / Revised |
| RGU | Regulatory Government Unit |
| ROW OR R/W | Right of Way |
| S. | South |
| S.F. | Square Feet |
| SAN. | Sanitary Sewer |
| SECT. | Section |
| SE | Side Exit |
| SEWO | Side Exit Walk Out |
| SHT. | Sheet |
| SIM. | Similar |
| SLNT. | Sealant |
| SPEC. | Specification |
| SQ. | Square |
| SSD | Subsurface drain |
| STMH | Storm Sewer Manhole |
| STD. | Standard |
| STRUCT. | Structural |
| SYM. | Symmetrical |
| T | Thickness |
| T/R | Top of Rim |
| T/W | Top of Wall |
| TEMP. | Temporary |
| THK. | Thick / Thickness |
| TNH | Top Nut Hydrant |
| TYP. | Typical |
| U.N.O. | Unless Noted Otherwise |
| V.B. | Vapor Barrier |
| V.C. | Vertical Curve |
| V.I.F. | Verify In Field |
| VER. | Verify |
| VERT. | Vertical |
| VEST. | Vestibule |
| W | Width |
| W.PT. | Working Point |
| W.W.F. | Welded Wire Fabric |
| W/ | With |
| W/O | Without |
| WO | Walk Out |
| WETL. | Wetland |
| WP | Waterproof |
| WT. | Weight |
| YD. | Yard |
| YR. | Year |

### SYMBOLS

| EXISTING | DESCRIPTION | NEW | DESCRIPTION |
|---|---|---|---|
| 123 | CONTOUR | 123 | CONTOUR |
| x867.1 | SPOT ELEVATION | 123.45 | SPOT ELEVATION |
| | BUILDING | | BUILDING |
| | CANOPY / OVERHANG | | CANOPY/OVERHANG |
| | CONCRETE | | UNDERGROUND STRUCTURE |
| | BITUMINOUS | | CONCRETE |
| | LANDSCAPING | | CONCRETE CURB |
| | GRAVEL | BIT. EDGE | EDGE OF PAVEMENT |
| | PAVING BLOCK | HEIGHT, TYPE | FENCING |
| | PAVING BLOCK | | GUARD RAIL |
| >> | STORM SEWER LINE | | CONCRETE RETAINING WALL |
| 8"SAN > | SANITARY SEWER LINE | | MODULAR RETAINING WALL |
| 6"WTR | WATER MAIN | | FIELDSTONE RETAINING WALL |
| OE | OVERHEAD ELECTRIC | | EXIT LOCATION |
| UT | UNDERGROUND TELEPHONE | | LIGHT STANDARD |
| UE | UNDERGROUND ELECTRIC | PP | POWER POLE |
| G | GAS LINE | 1.00% | SLOPE DIRECTION |
| | CONCRETE CURB | | CATCH BASIN |
| HEIGHT, TYPE | FENCING | | MANHOLE |
| | RETAINING WALL | | BOLLARD |
| | POWERPOLE | 12"STS >> FES RIPRAP | STORM SEWER |
| | GUY WIRE | 8"SAN > | SANITARY SEWER-WASTE |
| | GUARD POST | 6"FM > | FORCE MAIN |
| GM | GAS METER | 6"RD >> | ROOF DRAIN SYSTEM |
| T | TRANSFORMER | GATE VALVE 8"WTR HYD | WATERMAIN |
| | WATER SHUT-OFF VALVE | 6"FIRE | FIRE LINE (IF SEPARATE) |
| | TRAFFIC SIGN | BLDG. | FIRE DEPARTMENT CONNECTION |
| | FLAG POLE | C.O. x"SSD | SOIL SUBDRAIN |
| LT | LIGHT POLE | GAS | GAS LINE-UNDERGROUND |
| | TREES | ELEC | ELECTRIC-UNDERGROUND |
| | TREE LINE | TELE | TELEPHONE-UNDERGROUND |
| | MANHOLE | CATV | UNDERGROUND CABLE/TV |
| | CATCH BASIN | LSS | LAWN SPRINKLER SLEEVE |
| | FIRE HYDRANT | | |
| | WATER VALVE | | |
| | FLARED END SECTION | | |
| MB | MAILBOX | | |

### EROSION CONTROL SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| | SEDIMENT CONTROL FENCE |
| CB | INLET PROTECTION |

### DRAWING SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| 3 | NOTE REFERENCE |
| 12 | PARKING STALL COUNT |
| C7.3 / 1 | LARGE SHEET DETAIL |
| C21 | COORDINATE POINT |
| 2 | REVISION – ADDENDUM, BULLETIN, ETC. |
| | REVISED AREA (THIS ISSUE) |
| X | EXIT LOCATION:<br>A = ACCESSIBLE<br>E = EGRESS<br>S = SERVICE |

### LEGAL DESCRIPTION

THE SOUTH 40 FEET OF LOTS 1 AND 2; THE SOUTH 55 FEET OF LOT 3; ALL IN BLOCK 15, MARSHALLS ADDITION TO THE TOWN OF ST. ANTHONY.

THE NORTH 40 FEET OF THE SOUTH 80 FEET OF LOTS 1 AND 2, BLOCK 15, MARSHALL'S ADDITION TO THE TOWN OF ST. ANTHONY, HENNEPIN COUNTY, MINNESOTA.

LOTS 8, 9 AND 10, AND THE EAST ONE-HALF (E 1/2) OF LOT 7 ALSO THE SOUTH ONE HUNDRED AND FIFTEEN FEET (S115) OF THE WEST ONE-HALF (W1/2) OF LOT 7 AND THE SOUTH ONE HUNDRED AND FIFTEEN FEET (S 115) OF THE EAST EIGHT FEET (E 8) OF LOT 6, INCLUDING ADJOINING SEVEN FEET (7) OF BROADWAY VACATED, BLOCK 15, MARSHALLS ADDITION, EXCEPT THAT PART THEREOF, WHICH LIES WITHIN THE RIGHT OF WAY OF UNIVERSITY AVENUE NE.

### BENCHMARK

1. THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS ARE 2781 AU AND STERN MNDOT RM 3, BOTH REFERENCED FROM THE MNDOT GEODETIC DATABASE

BENCHMARK #1
IN SOUTHEAST CORNER OF 26TH AVENUE NORTH BRIDGE 27814 OVER INTERSTATE HIGHWAY 94. ELEV.=932.85

BENCHMARK #2
NEAR JUNCTION OF WASHINGTON AVENUE NORTH AND 22ND AVENUE. ELEV.=933.82

### OWNER


McDONALD'S USA, LLC.
1650 WEST 82ND STREET #900
BLOOMINGTON, MN 55431-9888
TEL (952) 486-4157
FAX (952) 885-4769
CONTACT: RAY CROASTON


### CIVIL SHEET INDEX



| SHEET NO. | DESCRIPTION |
|---|---|
| C0.1 | CIVIL TITLE SHEET |
| C1.1 | EXISTING CONDITIONS & DEMOLITION |
| C2.1 | SITE PLAN |
| C2.2 | COD LAYOUT |
| C2.3 | COD DETAILS |
| C2.4 | COD DETAILS |
| C2.5 | DRIVE-THRU DETAILS |
| C2.6 | STRIPING |
| C3.1 | GRADING, DRAINAGE, PAVING & EROSION CONTROL |
| C4.1 | UTILITIES |
| C7.1 | CIVIL CONSTRUCTION DETAILS |
| C7.2 | CIVIL CONSTRUCTION DETAILS |



### SITE/UTILITY CONTACTS

WATER AND SANITARY SEWER
CITY OF MINNEAPOLIS-PUBLIC WORKS
350 SOUTH 5TH STREET
RM 203 CITY HALL
MINNEAPOLIS, MN 55415
TEL: 612.673.3000
FAX:

GAS
CENTERPOINT ENERGY
800 LASALLE AVE.
P.O. BOX 59038
MINNEAPOLIS, MN 55459
TEL: 612.321.4939
FAX:

NORTH

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| REV | DATE | REVISION HISTORY |
|---|---|---|
| | 11-18-2013 | REVISED PERMIT ISSUE |
| | 1-21-2014 | MODIFIED PDR 1001029 AMENDMENT |
| | 1-21-2014 | SIGN VARIANCE SUBMITTAL |
| | 2-7-2014 | PDR #1001029 (AMEND APPROVED SITE PLAN #8712) |

CERTIFICATION

McDONALD'S USA, LLC.

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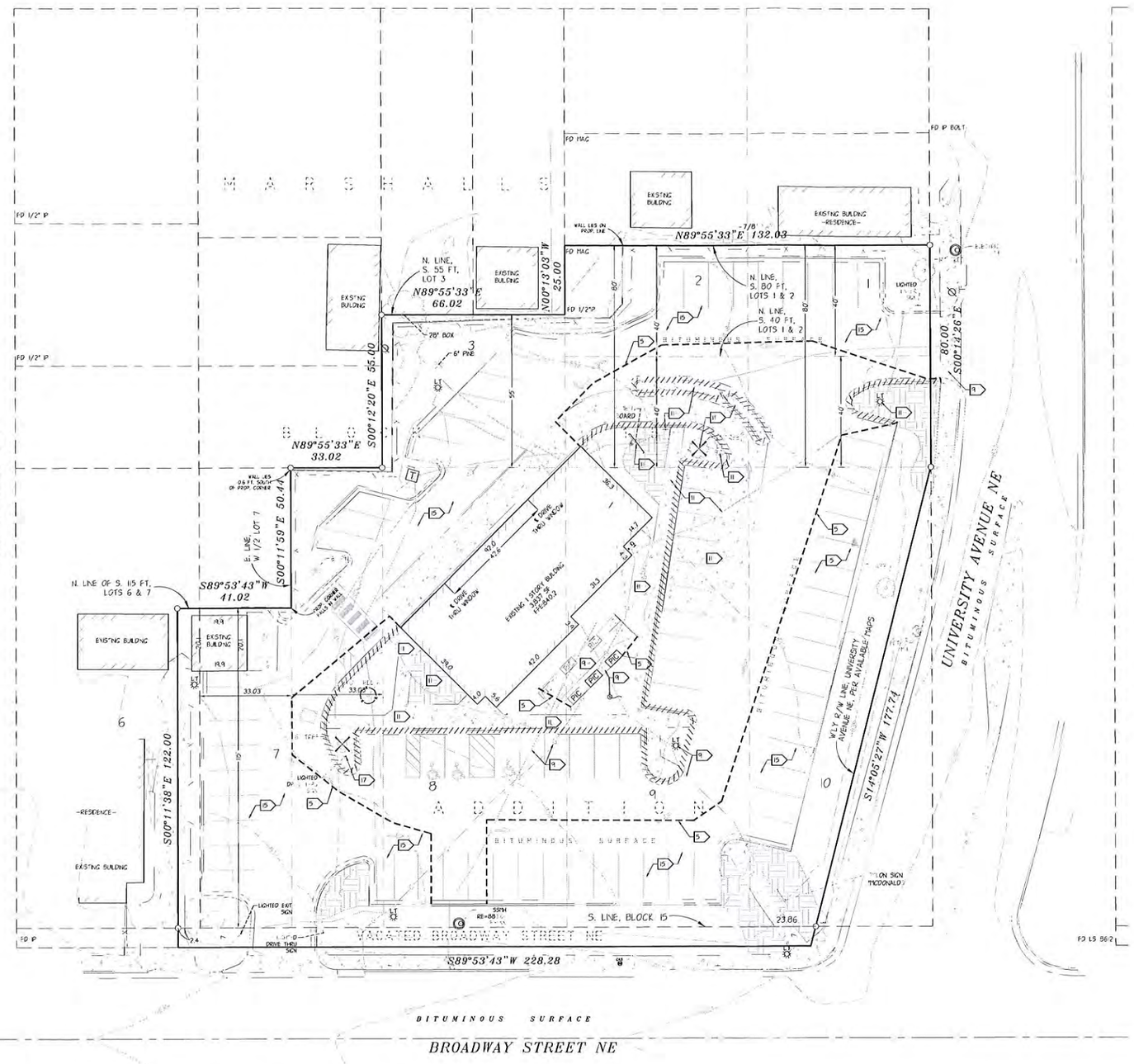
DRAWN BY: BRC
PROTO. ISSUED:
REVIEWED BY: CNC
DATE REVIEWED: 11-12-2013
DATE ISSUED: 11-18-2013

CITY: MINNEAPOLIS
STATE: MN
STREET ADDRESS: 1100 UNIVERSITY AVENUE NE
COUNTY: HENNEPIN
SHEET NAME: CIVIL TITLE SHEET
NATIONAL NUMBER:
STATE NUMBER:

SHEET NO. C0.1
FILE NAME: C001MCD247.DWG
PROJECT NO. MCD13247




## EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY PERA, PLYMOUTH, MINNESOTA ON AUGUST 8, 2012, EXPRESSLY FOR THIS PROJECT; MINNEAPOLIS, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

## DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL AND EXAMINED BY COMPETENT PERSON. REMOVE STRUCTURE, COLUMNS, CANOPIES, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY. REFER TO ARCHITECTURE.
4. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
5. SAWCUT EXISTING PAVEMENT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
6. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
7. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
8. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. THE CITY REQUIRES TRAFFIC CONTROL MEASURES TO BE IN PLACE DURING UTILITY INSTALLATION, EXISTING BUILDING DEMOLITION, DRIVEWAY INSTALLATION, SIDEWALK INSTALLATION AND FINAL RESTORATION WITHIN THE RIGHT-OF-WAY.
9. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
10. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
11. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
12. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
13. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
14. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS.
15. MILL AND OVERLAY ALL REMAINING BITUMINOUS PAVEMENT OUTSIDE THE SAWCUT LINE. REFER TO SHEET C3.1 FOR SPECIFICATIONS.
16. REMOVE AND SALVAGE LIGHT POLE. REFER TO SHEET C4.1 FOR NEW LOCATION.
17. REMOVE AND SALVAGE SIGN. REFER TO SHEET C2.1 FOR NEW LOCATION.

## DEMOLITION LEGEND

- TREE/SHRUB REMOVAL
- CURB REMOVAL
- PAVEMENT SAWCUT
- TREE PROTECTION
- UTILITY LINE REMOVAL

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|---|---|---|
| | 11-8-2013 | REVISED PERMIT ISSUE |
| | 1-21-2014 | MODIFIED PER 1100 UPA AMENDMENT |
| | 2-7-2014 | PER CITY COMMENTS |
| | 2-24-2014 | PER 4/2014 PC AMEND APPROVED SITE PLAN #8721 |

## CERTIFICATION

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHRISTOPHER N. CALL

License number 46224

Date 07 FEB. 2014

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| | |
|---|---|
| CITY | MINNEAPOLIS |
| STATE | MN |
| COUNTY | HENNEPIN |
| STREET ADDRESS | 1100 UNIVERSITY AVENUE NE |
| SHEET NAME | EXISTING CONDITIONS & DEMOLITION |
| NATIONAL NUMBER | STATE NUMBER |
| DRAWN BY | BKC |
| PROTO TISSUED | |
| REVIEWED BY | |
| DATE RETYPED | 11-12-2013 |
| DATE ISSUED | 11-8-2013 |
| SHEET NO. | C1.1 |
| FILE NAME | C101MCD247.DWG |
| PROJECT NO. | MCD13247 |

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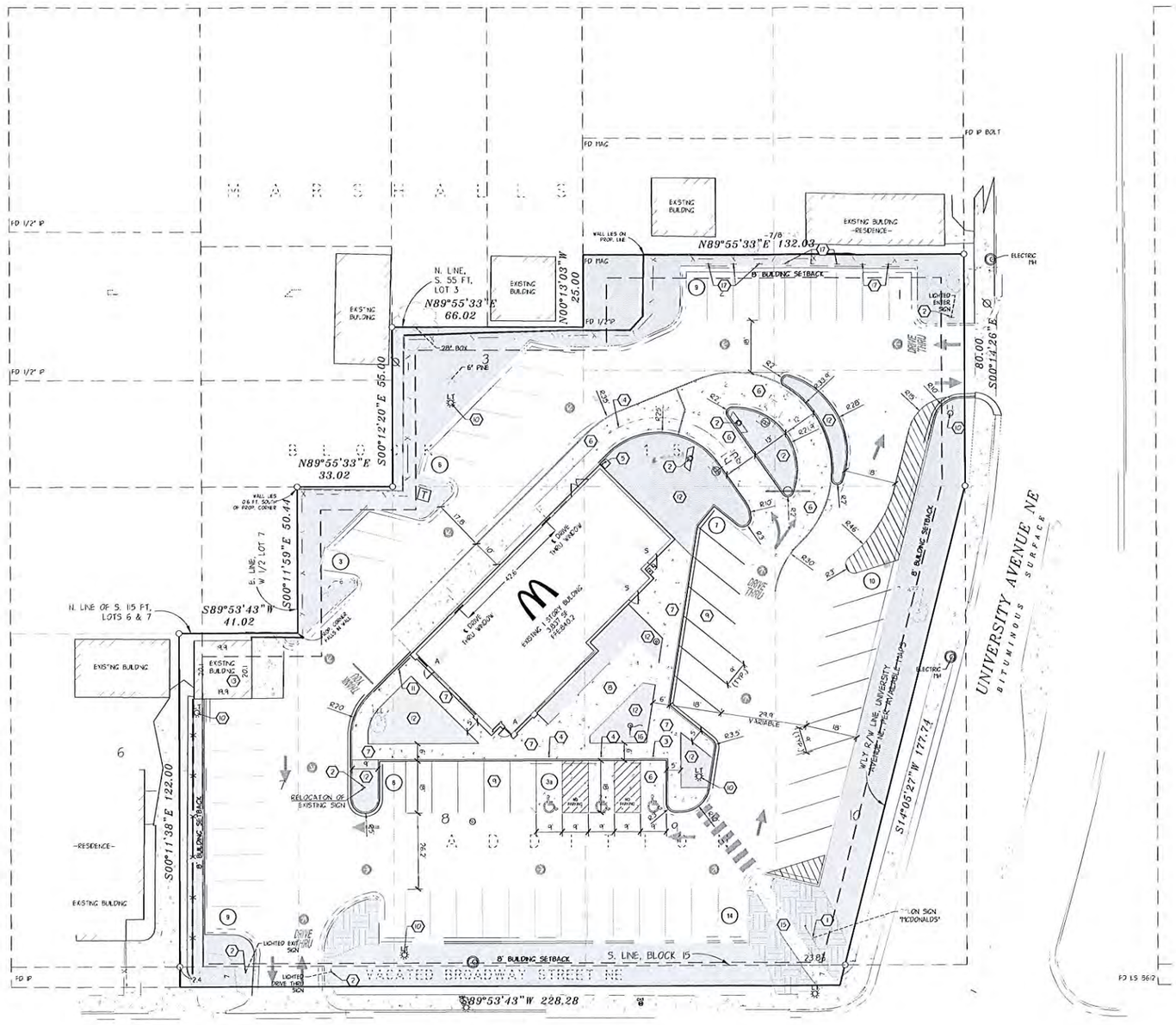


## SITE CONSTRUCTION NOTES

1. EXISTING MCDONALD'S PYLON SIGN.
2. DRIVE-THRU SIGNAGE. SEE MCDONALD'S AREA CONSTRUCTION MANAGER.
3. STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARDS PER DETAIL C7.1/5.
4. STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARDS WITH "VAN ACCESSIBLE" SIGN PER DETAIL C7.1/5.
5. 6" x 36" BOLLARD. REFER TO DETAIL C7.1/2.
6. CONCRETE DRIVE APRONS AND SLABS. REFER TO SHEET C3.1 FOR SPECIFICATIONS.
7. CONCRETE SIDEWALK. MEET AND MATCH EXISTING SIDEWALK. REFER TO SHEET C3.1.
8. CONCRETE PATIO.
9. BITUMINOUS PAVEMENT. REFER TO SHEET C3.1 FOR SPECIFICATIONS.
10. EXISTING PARKING LOT LIGHT.
11. 6' X 42" RAILING. REFER TO ARCHITECTURAL.
12. PLANTING AREA. SEE MCDONALD'S AREA CONSTRUCTION MANAGER.
13. EXISTING TRASH ENCLOSURE.
14. STACKING DISTANCE IS 85
15. EXISTING CONNECTION TO PUBLIC SIDEWALK.
16. FLAG POLE.
17. "EMPLOYEE PARKING ONLY" SIGN. REFER TO MUTCD R7-1 FOR SIGN TYPE.

## SITE PLAN NOTES

1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN OR USE OF, PUBLIC RIGHT-OF-WAY.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

GREEN SPACE

## ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED C2-NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 8 FT.
REAR = 8 FT.
SIDE = 8 FT.

## PARKING SUMMARY

**REQUIRED PARKING:**

ONE STALL PER 500 SF OF GFA UP TO 2,000 SF
ONE STALL PER 300 SF OF GFA AFTER 2,000 SF
4,034 SF TOTAL
2,000 SF/500 = 4 STALLS
2,034 SF/300 = 7 STALLS

| | |
|---|---|
| TOTAL PARKING STALLS REQUIRED | 11 EA. |

**PROVIDED PARKING:**

| | | |
|---|---|---|
| STANDARD STALLS | (9'x18') | 64 EA. |
| ACCESSIBLE STALLS | (9'x18') | 3 EA. |
| TOTAL PARKING STALLS PROVIDED | | 67 EA. |

## AREA SUMMARY

**EXISTING:**

| | | | |
|---|---|---|---|
| PERVIOUS | 13,675 | S.F. | 24.7% |
| IMPERVIOUS | 41,586 | S.F. | 75.3% |
| TOTAL (1.27 Ac) | 55,261 | S.F. | 100.0% |

**PROPOSED:**

| | | | |
|---|---|---|---|
| PERVIOUS | 14,249 | S.F. | 25.8% |
| IMPERVIOUS | 41,012 | S.F. | 74.2% |
| TOTAL (1.27 Ac) | 55,261 | S.F. | 100.0% |

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REVISION HISTORY

| REV | DATE | |
|---|---|---|
| | 11-18-2013 | REVISED PERMIT ISSUE |
| | 1-29-2014 | ISSUE FOR CITY SUBMITTAL AMENDMENT |
| | 2-7-2014 | PER MNDOT COMMENTS |
| | 2-7-2014 | PER MNDOT'S (AMEND APPROVED SITE PLAN #8792) |

CERTIFICATION

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHRISTOPHER M. CALL

License number 46224

Date 07 FEB. 2014

# McDONALD'S USA, LLC.

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| | |
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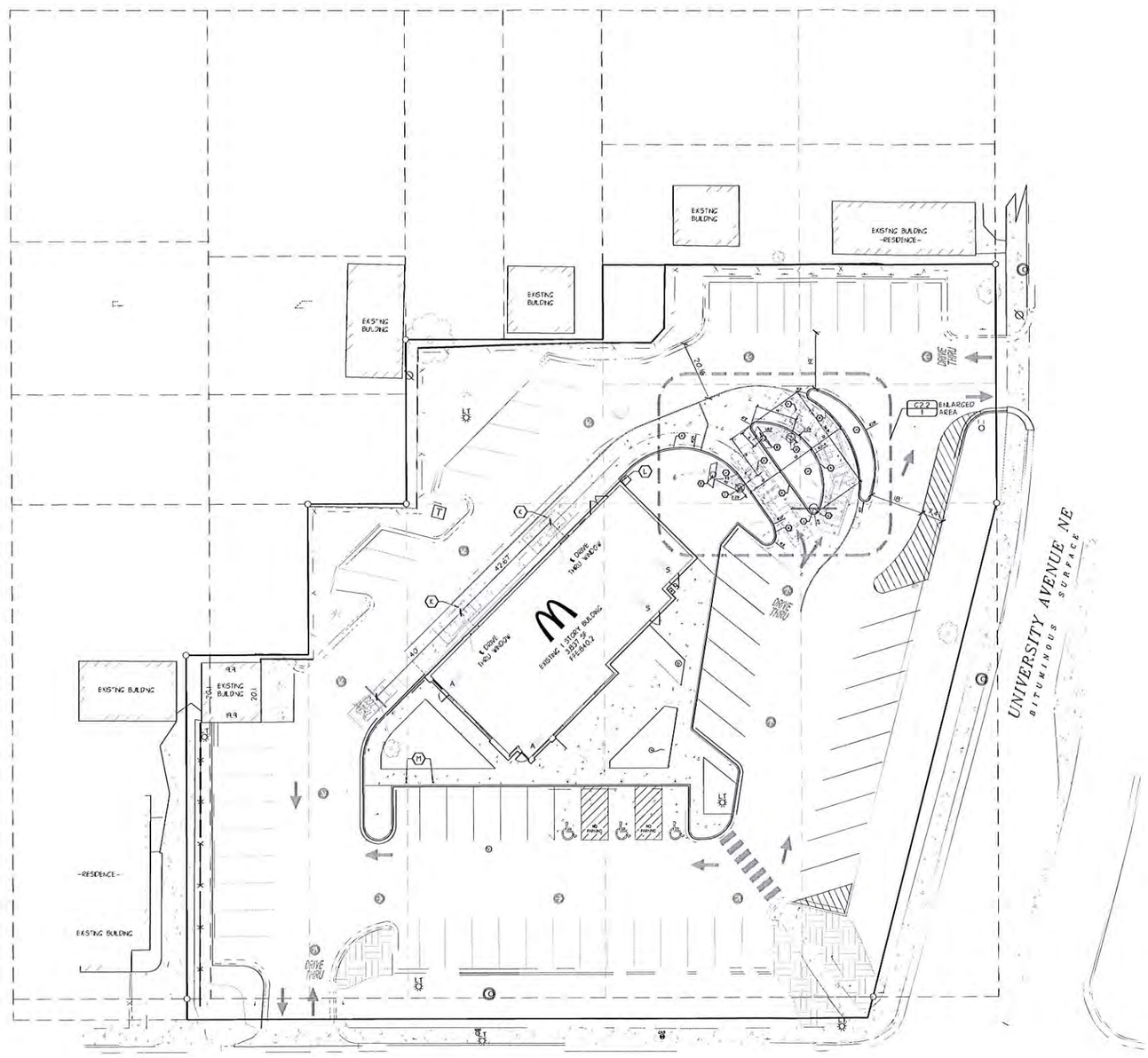
| DRAWN BY | BKC |
| PROTOTYPE ISSUED | |
| REVIEWED BY | CMC |
| DATE REVIEWED | 11-12-2013 |
| DATE ISSUED | 11-18-2013 |
| STATE | MN |
| COUNTY | HENNEPIN |
| STATE NUMBER | |

CITY: MINNEAPOLIS
STREET ADDRESS: 1100 UNIVERSITY AVENUE NE
SHEET NAME: SITE PLAN
NATIONAL NUMBER:

SHEET NO: C2.1
FILE NAME: C201MCD247.DWG
PROJECT NO. MCD13247




## COD CONSTRUCTION NOTES

(A) NEW CONCRETE CURB AND GUTTER.

(B) INSTALL NEW MENU BOARD. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS

(C) PRIMARY LANE HIGH IMPACT COD AND CANOPY. LOCATE 85 FROM C.L. OF COD TO C.L. OF CASH WINDOW MEASURED ALONG C.L. OF TRAVEL PATH. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

(D) SECONDARY LANE HIGH IMPACT COD AND CANOPY. LOCATE 14'-0" FROM NOSE OF CONCRETE ISLAND. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

(E) INSTALL PRIMARY LANE DETECTOR LOOP, FLIP LOOP FORWARD.

(F) INSTALL SECONDARY LANE DETECTOR LOOP 2'-0" FORWARD OF C.L. OF COD, FLIP LOOP FORWARD.

(G) DOUBLE ARM GATEWAY SIGN. CENTER OF THE FOOTING OF THE GATEWAY SIGN SHALL BE 18" FROM THE BACK OF CURB. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

(H) LANDSCAPED AREA.

(I) ANY LANE ANY TIME SIGN. ATTACH SIGN TO GATEWAY 6' FROM BOTTOM OF POST. SEE SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

(J) OPTIONAL PRE-SELL BOARD. BOARD SHALL BE LOCATED 30' FRONT THE C.L. OF THE PRIMARY COD TO THE C.L. OF THE PRE-SELL BOARD AND 12' TO 18' FROM THE BACK OF CURB. SEE SHEET C2.3 FOR FOUNDATION DETAIL, C2.5 FOR SCHEMATIC DETAIL, AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS. -NOT USED.

(K) INSTALL DETECTOR LOOPS AT CASH AND PRESENT WINDOWS.

(L) INSTALL BOLLARD AT THE CORNER OF THE BUILDING ON THE DRIVE THRU SIDE. BOLLARD SHALL BE FLUSH AGAINST THE BUILDING AND THE FACE OF THE BOLLARD SHALL BE TIGHT AGAINST THE BACK OF CURB. SEE DETAIL 12 SHEET C7.1.

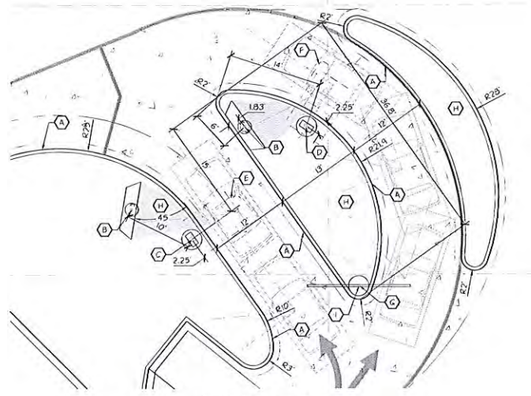
(M) INSTALL PULL FORWARD SIGN & BOLLARD. SEE DETAIL 2 SHEET C2.5.

## GENERAL NOTES

1. SIGNAGE & DRIVE-THRU ELEMENTS:
   COD, DRIVE-THRU PYLON/CLEARANCE POLE, BOLLARD SIGN, AND FREESTANDING MERCHANDISER SHALL BE CONSISTENT WITH THE 2013 STANDARD BUILDING DESIGN DRIVE-THRU ELEMENTS. OTHER DESIGNS MAY NOT BE USED.
2. GENERAL CONTRACTOR SHALL COORDINATE WITH CIVIL PLANS, MCDONALD'S PROJECT MANAGER, AND SIGNAGE SUPPLIER TO DETERMINE THE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF SIGNS AND OTHER DRIVE-THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.
3. CONTACT MCDONALD'S PROJECT MANAGER FOR SIGNAGE & DRIVE-THRU ELEMENT FOOTING AND WIRING REQUIREMENTS. SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
4. SEE SHEET C2.5 AND ELECTRICAL SHEETS FOR DRIVE-THRU WIRING INFORMATION.
5. GENERAL CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR AND THE SIGN SUPPLIER.
6. GENERAL CONTRACTOR TO INSTALL PRE-FORMED, PRE-WIRED VEHICLE DETECTOR LOOP.
7. GENERAL CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.

## COD LAYOUT NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE ON PLAN.
2. FIELD VERIFY AND CONFIRM EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY MCDONALD'S PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
3. SEE SHEET C2.1 FOR ALL OTHER CONSTRUCTION SITE DIMENSIONS.
4. SEE SHEET C2.6 FOR STRIPING.




1 ENLARGED AREA 1

SCALE: 1"=10'

NORTH

0 20 40

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| REV | DATE | REVISION HISTORY |
|---|---|---|
| | 11-8-2013 | REVISED PERMIT ISSUE |
| | 1-21-2014 | MODIFIED PER JOINT PA AMENDMENT |
| | 2-4-2014 | PER CITY COMMENTS |
| | 2-7-2014 | PER 4/01/2014 AMEND APPROVED SITE PLAN #87121 |

CERTIFICATION

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHRISTOPHER M. CALL

License number 46224

Date 07 FEB 2014

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| | |
|---|---|
| DRAWN BY | BKC |
| PROTO TYPE ISSUED | |
| REVIEWED BY | CMC |
| DATE REVIEWED | 11-12-2013 |
| DATE ISSUED | 11-18-2013 |
| STATE NUMBER | |

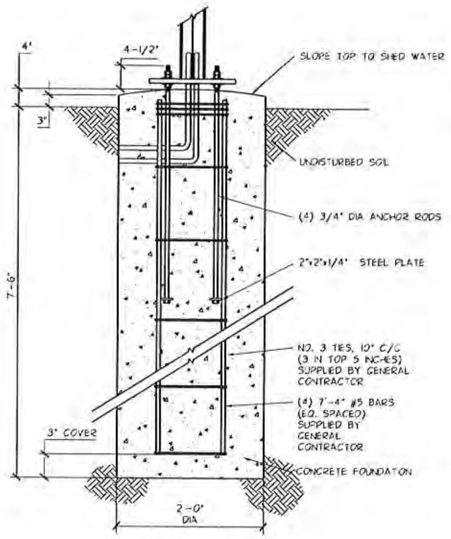
CITY: MINNEAPOLIS
STATE: MN
COUNTY: HENNEPIN
STREET ADDRESS: 1100 UNIVERSITY AVENUE NE
SHEET NAME: COD LAYOUT
NATIONAL NUMBER:

SHEET NO. C2.2

FILE NAME: C202MCD247.DWG
PROJECT NO. MCD13247

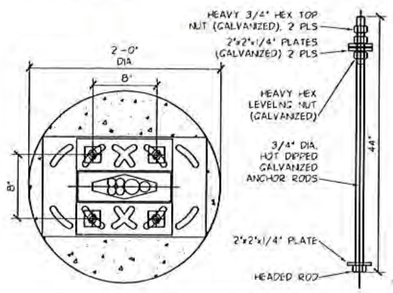
## 3 FP43-OPO MENUBOARD FOUNDATION - 90 MPH

FOUNDATION NOTES:
- PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 00 PSF/FT OF DEPTH (x2)
- ALL REINFORCING STEEL BY GENERAL CONTRACTOR



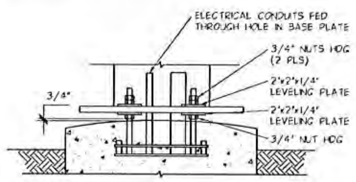

FOUNDATION – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER




ANCHOR BOLT PATTERN – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE




CONNECTION DETAILS – NTS

### GENERAL NOTES

- THE FOLLOWING CODES WERE USED IN DESIGN:
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13th EDITION
  - AWS D1.1
- WIND SPEED 90 MPH (MPH 3-SEC GUST)
  - EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
  - AXIAL – 850#
  - SHEAR – 1310#
  - MOMENT – 7,294#
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2).
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- MINIMUM CONCRETE STRENGTH (F'c=3,000 PSI) SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6.
- AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A.
- WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5. PERFORMED BY GENERAL CONTRACTOR.
- ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.1-E.

STEEL:
- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B ($F_y$=35ksi)
- HSS ROUND SECTION: ASTM A500 GRADE B ($F_y$=42ksi)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B ($F_y$=46ksi)
- HEADED ANCHOR RODS ASTM F1554 GR 55. AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60 – BY GENERAL CONTRACTOR
- NUTS: ASTM A563A, HEAVY HEX
- WASHERS: ASTM F844 A36
- USE ASTM A153 CLASS C HOT DIPPED GALVANIZED BOLTS AND FASTENERS
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE.
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1

- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
- DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS.
- ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

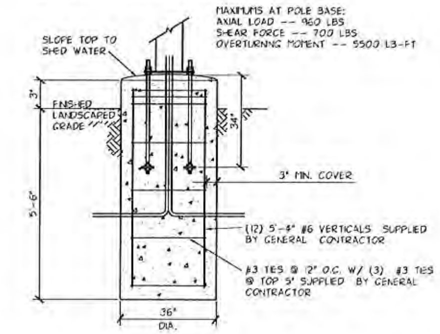
THIS FOUNDATION TO BE USED ONLY WITH FLORIDA PLASTICS INTERNATIONAL INC. STANDARD OPO-4/ FP43 MENU BOARD WITH TOPPER.

NO SCALE

## 1 DOUBLE GATEWAY FOUNDATION - 100 MPH

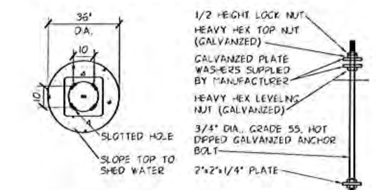
NOTE:
- DESIGN CODES
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13TH EDITION
  - AWS D1.1
  - WIND SPEED -- 100 MPH, 3 SEC GUST
    - EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
  - AXIAL LOAD -- 960 LBS
  - SHEAR FORCE -- 700 LBS
  - OVERTURNING MOMENT -- 5500 LB-FT
- USE 3000 PSI CONCRETE COMPRESSIVE STRENGTH (f'c)
- PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH x2.
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
- 3" MIN. CONCRETE COVER FOR REINFORCEMENT
- ALL REINFORCING STEEL BY GENERAL CONTRACTOR

MAXIMUMS AT POLE BASE:
AXIAL LOAD -- 960 LBS
SHEAR FORCE -- 700 LBS
OVERTURNING MOMENT -- 5500 LB-FT



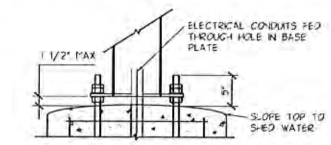

FOUNDATION – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- HOT DIPPED GALVANIZED BOLTS
- F1554 GRADE 36 ANCHOR BOLTS
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE




ANCHOR BOLT PATTERN – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE




CONNECTION DETAILS – NTS

### GENERAL NOTES

- THE FOLLOWING CODES WERE USED IN DESIGN:
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13th EDITION
  - AWS D1.1
  - WIND SPEED 100 MPH, 3 SEC GUST
  - EXPOSURE C
  - DESIGN LOADS DERIVED FROM THESE CODES AND FORCES:
  - AXIAL – 960 LBS
  - SHEAR – 700 LBS
  - MOMENT – 5500 LB-FT
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2).
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- MINIMUM CONCRETE STRENGTH (F'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6.
- AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A.
- WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR.
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.1-E.

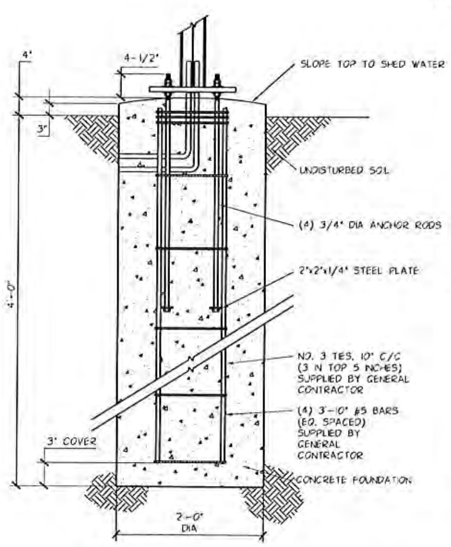
STEEL:
- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B ($F_y$ = 35ksi)
- HSS ROUND SECTION: ASTM A500 GRADE B ($F_y$ = 42ksi)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B ($F_y$ = 46ksi)
- CONNECTION BOLTS A325
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: GRADE 60 – BY GENERAL CONTRACTOR
- NUTS: A563DH OR A194-2H
- WASHERS: A36
- USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1

- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
- DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS.
- ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

NO SCALE

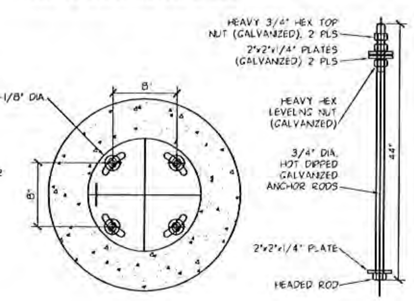
## 4 OPO PRE-SELL FOUNDATION - 90 MPH

FOUNDATION NOTES:
- PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 00 PSF/FT OF DEPTH (x2)
- ALL REINFORCING STEEL BY GENERAL CONTRACTOR



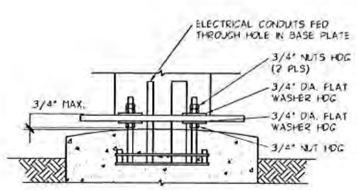

FOUNDATION – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER




ANCHOR BOLT PATTERN – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE




CONNECTION DETAILS – NTS

### GENERAL NOTES

- THE FOLLOWING CODES WERE USED IN DESIGN:
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13th EDITION
  - AWS D1.1
- WIND SPEED 90 MPH (MPH 3-SEC GUST)
  - EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
  - AXIAL – 120#
  - SHEAR – 267#
  - MOMENT – 1219#
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2).
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- MINIMUM CONCRETE STRENGTH (F'c=3,000 PSI) SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6.
- AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A.
- WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5. PERFORMED BY GENERAL CONTRACTOR.
- ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.1-E.

STEEL:
- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B ($F_y$=35ksi)
- HSS ROUND SECTION: ASTM A500 GRADE B ($F_y$=42ksi)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B ($F_y$=46ksi)
- HEADED ANCHOR RODS ASTM F1554 GR 55. AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60 – BY GENERAL CONTRACTOR
- NUTS: ASTM A563A, HEAVY HEX
- WASHERS: ASTM F844 A36
- USE ASTM A153 CLASS C HOT DIPPED GALVANIZED BOLTS AND FASTENERS
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE.
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1

- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
- DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS.
- ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

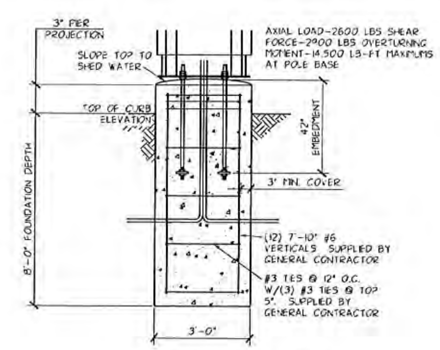
THIS FOUNDATION TO BE USED ONLY WITH FLORIDA PLASTICS INTERNATIONAL INC.

NO SCALE

## 2 ORDER HERE CANOPY - 100 MPH

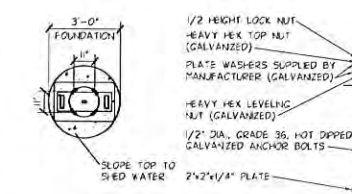
NOTE:
- DESIGN CODES
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13th EDITION
  - AWS D1.1
- WIND SPEED-100 MPH (MPH 3-SEC GUST)
  - EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES (#, #)
  - AXIAL-2600 LBS
  - SHEAR-2900 LBS
  - OVERTURNING MOMENT-14,500 LB-FT
- USE CONCRETE WITH A 3000PSI MINIMUM COMPRESSIVE STRENGTH (f'c).
- PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x2).
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- PROVIDE A MINIMUM OF 3" CONCRETE COVER FOR ALL EMBEDDED STEEL.
- FOUNDATION IS DESIGNED FOR SINGLE OR DOUBLE POLE COLUMNS.
- ALL REINFORCING STEEL BY GENERAL CONTRACTOR.

AXIAL LOAD-2600 LBS SHEAR FORCE-2900 LBS OVERTURNING MOMENT-14,500 LB-FT MAXIMUMS AT POLE BASE



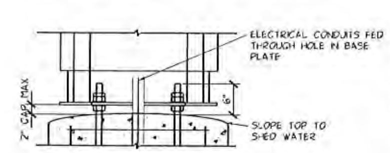

FOUNDATION – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- USE F1554 GRADE 36 BOLTS MINIMUM.
- USE HOT DIPPED GALVANIZED BOLTS.
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.




ANCHOR BOLT PATTERN – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE




CONNECTION DETAILS – NTS

### GENERAL NOTES

- THE FOLLOWING CODES WERE USED IN DESIGN:
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13th EDITION
  - AWS D1.1
  - WIND SPEED 100 MPH, 3 SEC GUST
  - EXPOSURE C
  - DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
  - AXIAL – 2600 LBS
  - SHEAR – 2900 LBS
  - MOMENT – 14,500 LB-FT
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2).
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
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CONCRETE:
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- MINIMUM CONCRETE STRENGTH (F'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6.
- AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A.
- WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5. PERFORMED BY GENERAL CONTRACTOR.
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.1-E.

STEEL:
- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B ($F_y$ = 35ksi)
- HSS ROUND SECTION: ASTM A500 GRADE B ($F_y$ = 42ksi)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B ($F_y$ = 46ksi)
- CONNECTION BOLTS A325
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: GRADE 60 – BY GENERAL CONTRACTOR
- NUTS: A563DH OR A194-2H
- WASHERS: A36
- USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1

- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
- FOUNDATIONS ARE DESIGNED FOR SINGLE OR DOUBLE POLE COLUMNS.
- DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS.
- ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER.

NO SCALE

| REV | DATE | REVISION HISTORY |
|---|---|---|
| | 11-18-2013 | REVISED PERMIT ISSUE |
| | 1-21-2014 | MODIFIED PDR 1001029 AMENDMENT |
| | 1-21-2014 | SIGN VARIANCE SUBMITTAL |
| | 2-7-2014 | PDR #1001029 (AMEND APPROVED SITE PLAN #8712) |

CERTIFICATION

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| | |
|---|---|
| OFFICE ADDRESS | 1650 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355 |
| DRAWN BY | BRC |
| PROTO. ISSUED | |
| REVIEWED BY | CNC |
| DATE REVIEWED | 11-12-2013 |
| DATE ISSUED | 11-18-2013 |
| CITY | MINNEAPOLIS |
| STATE | MN |
| STREET ADDRESS | 1100 UNIVERSITY AVENUE NE |
| COUNTY | HENNEPIN |
| SHEET NAME | COD DETAILS |
| NATIONAL NUMBER | |
| STATE NUMBER | |
| SHEET NO. | C2.3 |

FILE NAME: C203MCD247.DWG
PROJECT NO. MCD13247

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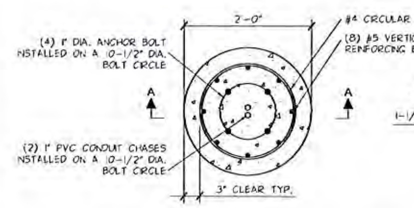
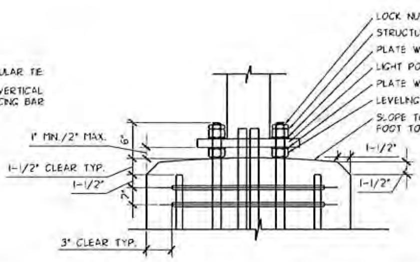
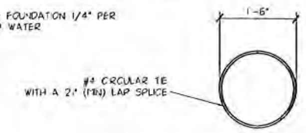


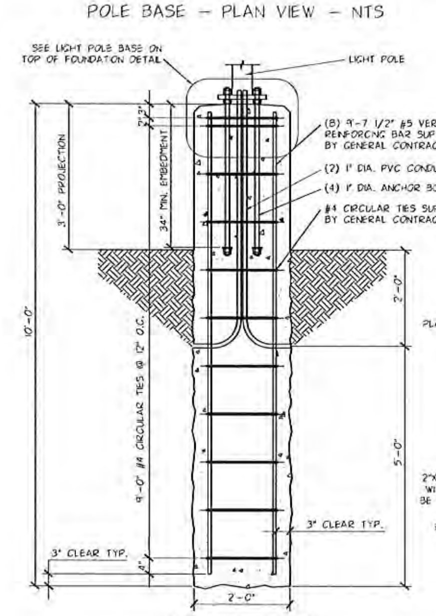

POLE BASE – PLAN VIEW – NTS



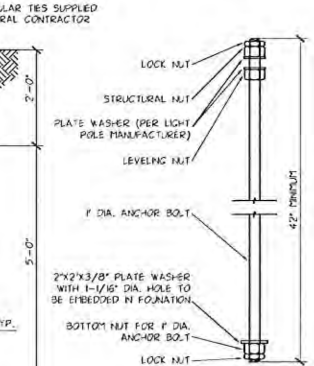

POLE BASE AT FOUNDATION – NTS




CIRCULAR TIE DETAIL – NTS




VIEW AA – NTS




ANCHOR BOLT – NTS

DESIGN CRITERIA:

AASHTO 'STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009

FOUNDATION DESIGN PARAMETERS:

1. MAXIMUM LIGHT POLE BASE REACTIONS: BASE MOMENT = 16,845 lbs-ft BASE SHEAR = 978 lbs
2. MAXIMUM WIND SPEED (3 SECOND GUST) = 120MPH
3. MINIMUM REQUIRED SOIL PARAMETERS: COHESIVE SOILS:
   - SHEAR STRENGTH = 750 lbs/ft²
   - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
   COHESIONLESS SOILS:
   - ANGLE OF INTERNAL FRICTION = 27 DEGREES
   - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
   - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
4. THE SOILS REPORT SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THAT THE MINIMUM SOIL PARAMETERS ARE MET OR EXCEEDED BEFORE THIS DESIGN IS USED. IF THE MINIMUM SOIL PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE LIGHT POLE TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEED HAVE BEEN EXCEEDED.
6. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

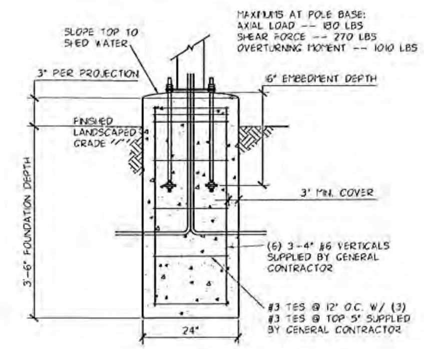
GENERAL NOTES:

1. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. SUPPLIED BY GENERAL CONTRACTOR
4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE DH, HOT DIP GALVANIZED PER ASTM A153
5. PLATE SHALL BE ASTM A572 GRADE 50, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

## 3 TYPICAL DIRECTIONAL LIGHT POLE FOUNDATION DETAILS

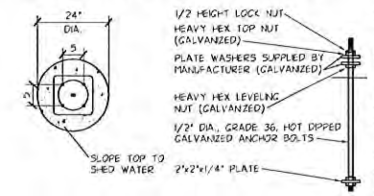
NO SCALE

NOTE:
- DESIGN CODES
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13th EDITION
  - AWS D1.1
- WIND SPEED (100 MPH 3-SEC GUST)
  - EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
  - AXIAL – 180#
  - SHEAR – 270#
  - MOMENT – 1010#
- USE CONCRETE WITH A 3000PSI MINIMUM COMPRESSIVE STRENGTH (f'c).
- PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x2).
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- PROVIDE A MINIMUM OF 3" CONCRETE COVER FOR ALL EMBEDDED STEEL.
- ALL REINFORCING STEEL BY GENERAL CONTRACTOR.



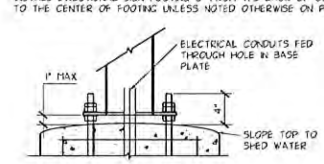

FOUNDATION – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- USE F1554 GRADE 36 BOLTS MINIMUM.
- USE HOT DIPPED GALVANIZED BOLTS.
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.




ANCHOR BOLT PATTERN – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
- INSTALL DIRECTIONAL SIGN FOOTING 3' FROM THE BACK OF CURB TO THE CENTER OF FOOTING UNLESS NOTED OTHERWISE ON PLAN.




CONNECTION DETAILS – NTS

### GENERAL NOTES

- THE FOLLOWING CODES WERE USED IN DESIGN:
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13th EDITION
  - AWS D1.1
- WIND SPEED (100 MPH 3-SEC GUST)
  - EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
  - AXIAL – 180#
  - SHEAR – 270#
  - MOMENT – 1010#
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2)
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- MINIMUM CONCRETE STRENGTH (f'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6.
- AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A.
- WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
- FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14.
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR.
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E.

STEEL:
- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B ($F_y$ = 35ksi)
- HSS ROUND SECTION: ASTM A500 GRADE B ($F_y$ = 42ksi)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B ($F_y$ = 46ksi)
- CONNECTION BOLTS A325
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: GRADE 60 – BY GENERAL CONTRACTOR
- NUTS: A563DH OR A194-2H
- WASHERS: ASTM F-436
- USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
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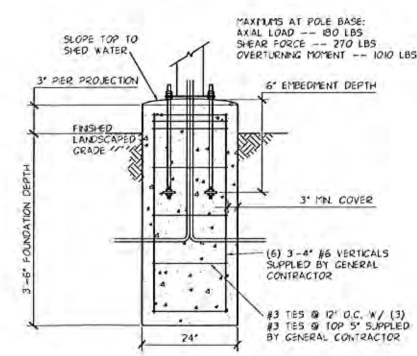
## 1 TYPICAL DIRECTIONAL SIGN WITH ARCH FOUNDATION & CONNECTION DETAILS - 100 MPH RATING

NO SCALE

NOTE:
- DESIGN CODES
  - IBC 2009
  - ASCE 7-05
  - ACI 318-08
  - AISC 13th EDITION
  - AWS D1.1
- WIND SPEED (100 MPH 3-SEC GUST)
  - EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
  - AXIAL – 130#
  - SHEAR – 215#
  - MOMENT – 600#
- USE CONCRETE WITH A 3000PSI MINIMUM COMPRESSIVE STRENGTH (f'c).
- PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x2)
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- PROVIDE A MINIMUM OF 3" CONCRETE COVER FOR ALL EMBEDDED STEEL.
- ALL REINFORCING STEEL BY GENERAL CONTRACTOR.




FOUNDATION – NTS

NOTES:
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- USE F1554 GRADE 36 BOLTS MINIMUM.
- USE HOT DIPPED GALVANIZED BOLTS.
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
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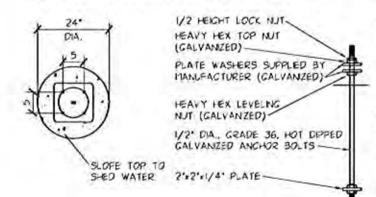


ANCHOR BOLT PATTERN – NTS

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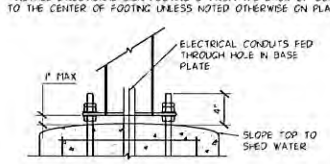


CONNECTION DETAILS – NTS

### GENERAL NOTES

- THE FOLLOWING CODES WERE USED IN DESIGN:
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  - AISC 13th EDITION
  - AWS D1.1
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  - EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
  - AXIAL – 30#
  - SHEAR – 20#
  - MOMENT – 600#
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
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- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B ($F_y$ = 46ksi)
- CONNECTION BOLTS A325
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
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- WASHERS: ASTM F-436
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## 2 TYPICAL DIRECTIONAL SIGN WITHOUT ARCH FOUNDATION & CONNECTION DETAILS - 100 MPH RATING

NO SCALE

REVISION HISTORY

| REV | DATE | REVISION HISTORY |
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| | 11-18-2013 | REVISED PERMIT ISSUE |
| | 1-21-2014 | MODIFIED PDR 1001029 AMENDMENT |
| | 1-21-2014 | SIGN VARIANCE SUBMITTAL |
| | 2-7-2014 | PDR #1001029 (AMEND APPROVED SITE PLAN #8712) |

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OFFICE ADDRESS
1650 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355

| | |
|---|---|
| DRAWN BY | BRC |
| PROTO. ISSUED | |
| REVIEWED BY | CNC |
| DATE REVIEWED | 11-12-2013 |
| DATE ISSUED | 11-18-2013 |
| CITY | MINNEAPOLIS |
| STATE | MN |
| STREET ADDRESS | 1100 UNIVERSITY AVENUE NE |
| COUNTY | HENNEPIN |
| SHEET NAME | COD DETAILS |
| NATIONAL NUMBER | |
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| FILE NAME: | C204MCD247.DWG |
| PROJECT NO. | MCD13247 |

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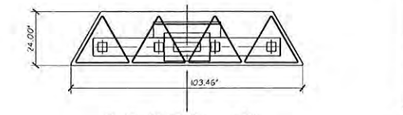
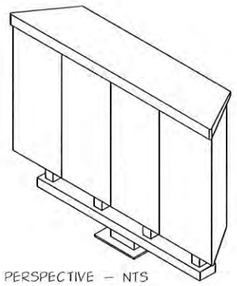
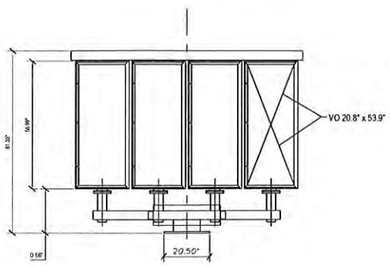


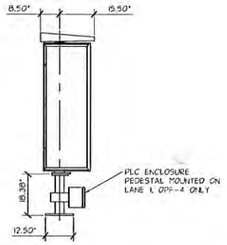

PLAN SECTION – NTS



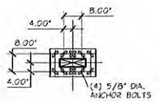
PERSPECTIVE – NTS




FRONT ELEVATION – NTS




SIDE ELEVATION – NTS




FLANGE PLAN – NTS

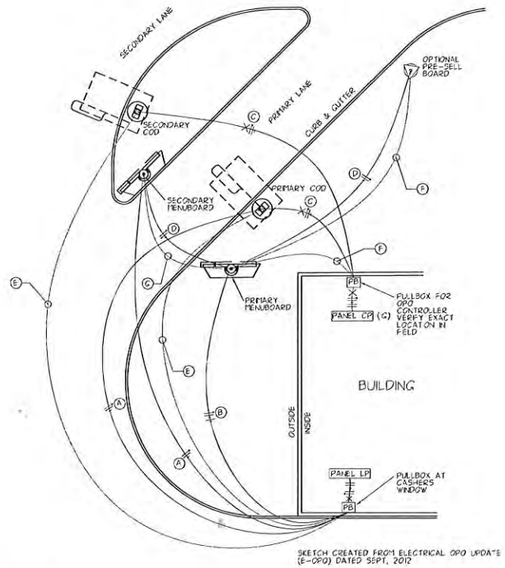
NOTE: THIS DRAWING IS SHOWN FOR SCHEMATIC PURPOSES ONLY. SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

KEY NOTES:

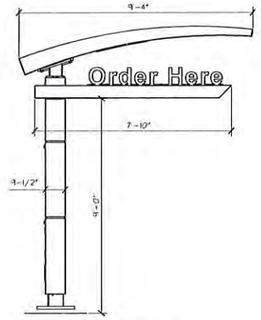
(A) 2#12 & 1#12 GND., 3/4" CONDUIT TO LP-1 FOR COD CANOPY LIGHTING
(B) 4#12 & 1#12 GND., 3/4" CONDUIT TO LP-1 FOR PRIMARY OPO MENUBOARD LIGHTING AND PLC.
(C) 2#10 & 1#12 GND & 1#12 ISOLATED GND., 3/4" CONDUIT TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN DEDICATED CIRCUIT.
(D) 2#12 & 1#12 GND., 3/4" CONDUIT TO LP-1 FOR SECONDARY OPO MENUBOARD AND PRESELL BOARD LIGHTING.
(E) (2) 1-1/2" CONDUIT
ONE FOR COD CABLING
ONE FOR LOOP DETECTOR
(F) 1" CONDUIT
(G) 1-1/2" CONDUIT

GENERAL NOTES:

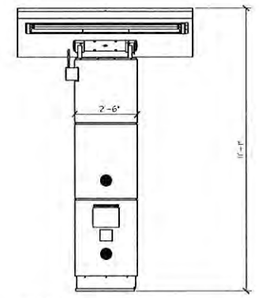
1. VERIFY EXACT CIRCUITS AND QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES ON DRAWING E4.2 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. PER MANUFACTURER'S INSTALLATION INSTRUCTIONS SEPERATE DEDICATED NEUTRALS ARE REQUIRED TO MENUBOARD AND PRESELL BOARD FOR EACH CIRCUIT (PLC AND LIGHTING).




SKETCH CREATED FROM ELECTRICAL OPO UPDATE (E-OPO) DATED SEPT, 2012




DETAIL ELEVATION – NTS

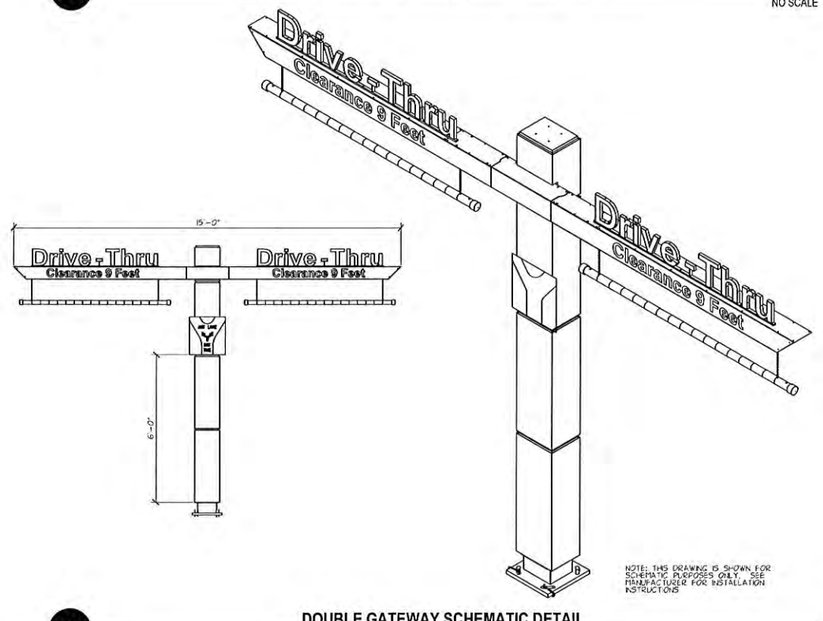



DETAIL PLAN – NTS

NOTE: THIS DRAWING IS SHOWN FOR SCHEMATIC PURPOSES ONLY. SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS

## 5 OPO-4 MENU BOARD SCHEMATIC DETAIL

NO SCALE




NOTE: THIS DRAWING IS SHOWN FOR SCHEMATIC PURPOSES ONLY. SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS

## 6 DOUBLE GATEWAY SCHEMATIC DETAIL

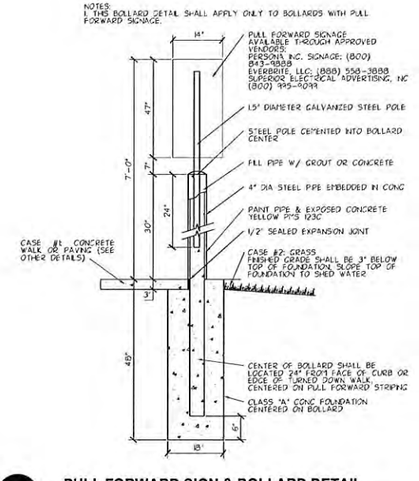
NO SCALE

## 3 DRIVE-THRU WIRING DETAIL

NO SCALE

## 1 COD SCHEMATIC DETAIL

NO SCALE




## 2 PULL FORWARD SIGN & BOLLARD DETAIL

NO SCALE

| REV | DATE: | REVISION HISTORY |
|---|---|---|
| | 1-28-2013 | REVISED PKUP TO SS & ASSESSMENT |
| | 1-27-2014 | RESPACED PER 1001OPA ASSESSMENT |
| | 1-31-2014 | SIGN VARIANCE SUBMITTAL |
| | 2-7-2014 | PER #1001OPA UPDATED APPROVED SITE PLAN (#8767) |

CERTIFICATION

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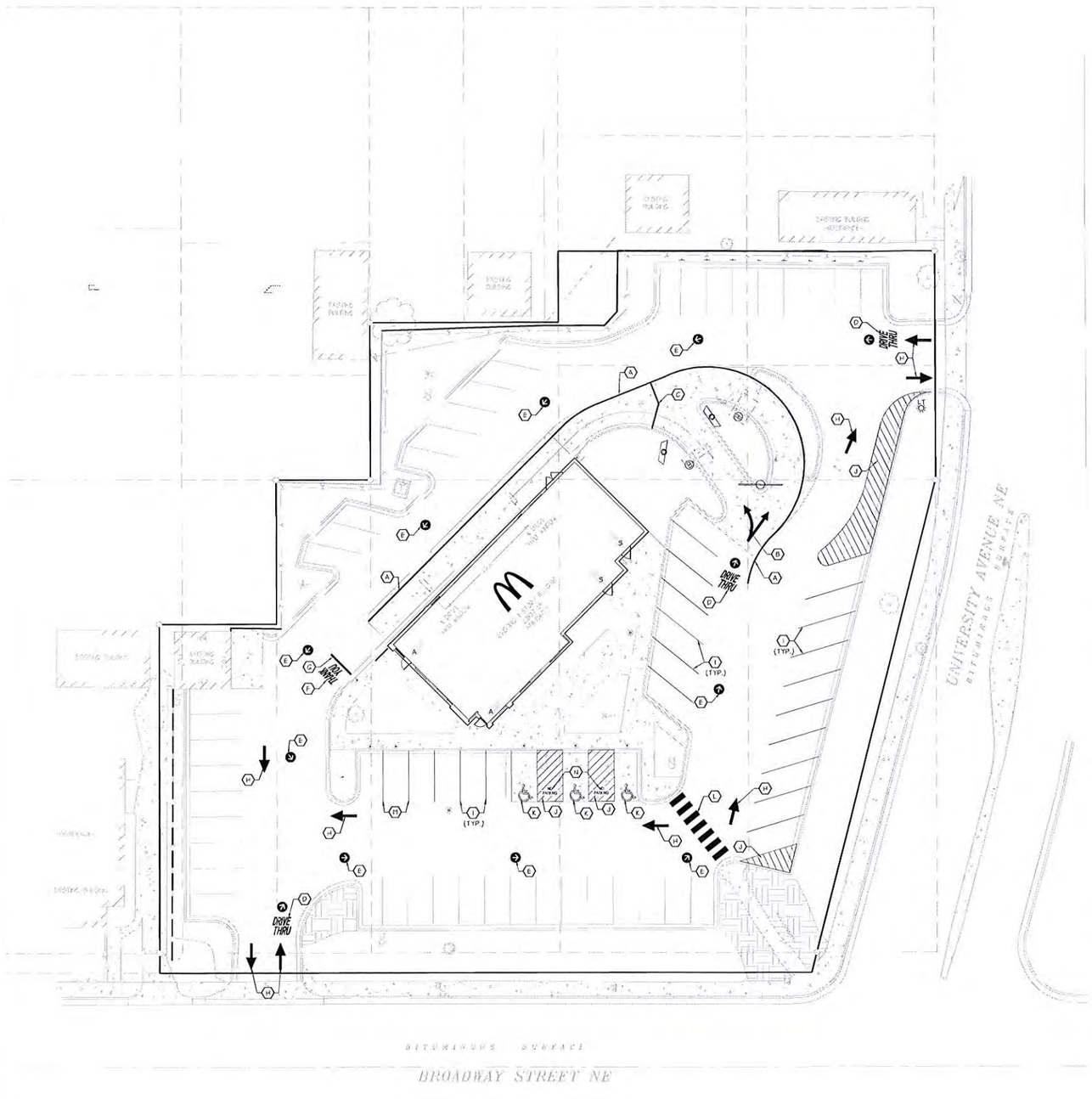
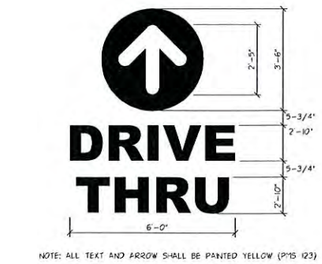
| DRAWN BY | BRC |
| PROTO. ISSUED | |
| REVIEWED BY | CNC |
| DATE REVIEWED | 11-12-2015 |
| DATE ISSUED | 11-19-2015 |
| STATE NUMBER | |

OFFICE ADDRESS
1650 W. 82ND STREET #100 BLOOMINGTON, MINNESOTA 55431-4868 (952)-884-4399

CITY: MINNEAPOLIS
STATE: MN
COUNTY: HENNEPIN
STREET ADDRESS: 1100 UNIVERSITY AVENUE NE
SHEET NAME: DRIVE-THRU DETAILS
NATIONAL NUMBER:

SHEET NO.: C2.5
FILE NAME: C205MCD247.DWG
PROJECT NO.: MCD13247




NOTE: ALL TEXT AND ARROW SHALL BE PAINTED YELLOW (PMS 123)

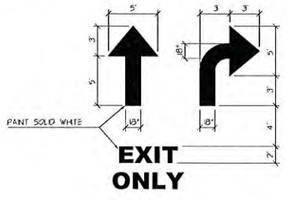
**1 PAINTED 'DRIVE THRU' WITH ARROW**
NO SCALE

NOTE: ARROW SHALL BE PAINTED YELLOW (PMS 123)

**2 PAINTED ARROW**
NO SCALE

NOTE: ALL TEXT SHALL BE PAINTED YELLOW (PMS 123)

**3 PAINTED 'THANK YOU'**
NO SCALE




NOTE : ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.

**4 TYPICAL PAVEMENT MARKING**
NO SCALE

NOTE: TEXT SHALL BE PAINTED WHITE

**5 PAINTED 'NO PARKING'**
NO SCALE

## STRIPING NOTES

- (A) 6" WIDE PAINTED STRIPE. PMS 123, YELLOW.
- (B) 1'-0" WIDE PAINTED DIRECTIONAL ARROW. PMS 123 YELLOW. SEE GENERAL NOTE 4.
- (C) 6" WIDE PAINTED MERGE POINT. PMS 123 YELLOW. SEE GENERAL NOTE 4.
- (D) PAINTED DRIVE THRU GRAPHIC. SEE DETAIL 1. SEE GENERAL NOTE 4.
- (E) PAINTED DRIVE THRU GRAPHIC. SEE DETAIL 2. SEE GENERAL NOTE 4.
- (F) PAINTED DRIVE THRU GRAPHIC. SEE DETAIL 3. SEE GENERAL NOTE 4.
- (G) 8" WIDE, 10' LONG PAINTED PULL FORWARD STRIPE. PMS 123 YELLOW.
- (H) PAINTED SITE CIRCULATION ARROW. SEE DETAIL 4. SEE GENERAL NOTE 4.
- (I) 4" WIDE CUSTOMER PARKING STRIPING. WHITE.
- (J) STRIPED AREA TO BE PAINTED WITH 4" LINES AT 18" O.C., AT 45 DEGREES TO PATH OF TRAVEL, WHITE.
- (K) PAINTED HANDICAP SYMBOL, TYP. WHITE. SEE DETAIL 4 ON SHEET C7.1.
- (L) 2' x 6' PAINTED CROSSWALK STRIPING AT 4' O.C. WHITE
- (M) 4" WIDE RESERVED DRIVE-THRU PARKING STALL STRIPING. PMS 123 YELLOW.
- (N) PAINTED DRIVE THRU GRAPHIC. SEE DETAIL 5. SEE GENERAL NOTE 4.

## GENERAL NOTES

1. FIELD VERIFY AND CONFIRM EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY MCDONALD'S PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
2. SEE SHEET C2.1 FOR ALL RADIUS DIMENSIONS.
3. SEE SHEET C2.2 FOR CDD CONSTRUCTION.
4. ALL PAVEMENT STENCILS MUST BE PURCHASED FROM THE FOLLOWING AUTHORIZED PROVIDER.

PAVEMENT STENCIL COMPANY
P.O. BOX 18034
ROANOKE, VA. 24014
PH 800-252-5547 FAX 540-427-1326
PAVEMENTSTENCIL.NET

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105 South Fifth Avenue
Suite 513
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Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

| REV | DATE | REVISION HISTORY |
|---|---|---|
| 3 | 11-25-2013 | REVISED PAVEMENT MARKINGS |
| 2 | 1-29-2014 | REVISED PER 1/22/2014 REVIEW |
| 1 | 1-31-2014 | SIGN VARIANCE SUBMITTAL |
| 0 | 2-7-2014 | PER #2/7/2014 LOMEND APPROVED SITE PLAN (#8712) |

CERTIFICATION

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHRISTOPHER M. CALL

License number 46224

Date 07 FEB. 2014

McDONALD'S USA, LLC.
1650 W. 82ND STREET #400 BLOOMINGTON, MINNESOTA 55431-4355 (952)-884-4355

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| | |
|---|---|
| CITY | MINNEAPOLIS |
| STATE | MN |
| STREET ADDRESS | 1100 UNIVERSITY AVENUE NE |
| COUNTY | HENNEPIN |
| SHEET NAME | STRIPING |
| DRAWN BY | BRC |
| PROTO. ISSUED | |
| REVIEWED BY | CNC |
| DATE REVIEWED | 11-12-2013 |
| DATE ISSUED | 11-18-2013 |
| NATIONAL NUMBER | |
| STATE NUMBER | |
| OFFICE ADDRESS | 1650 W. 82ND STREET #400 BLOOMINGTON, MINNESOTA 55431-4355 (952)-884-4355 |

SHEET NO. C2.6
FILE NAME: C206MCD247.DWG
PROJECT NO. MCD13247

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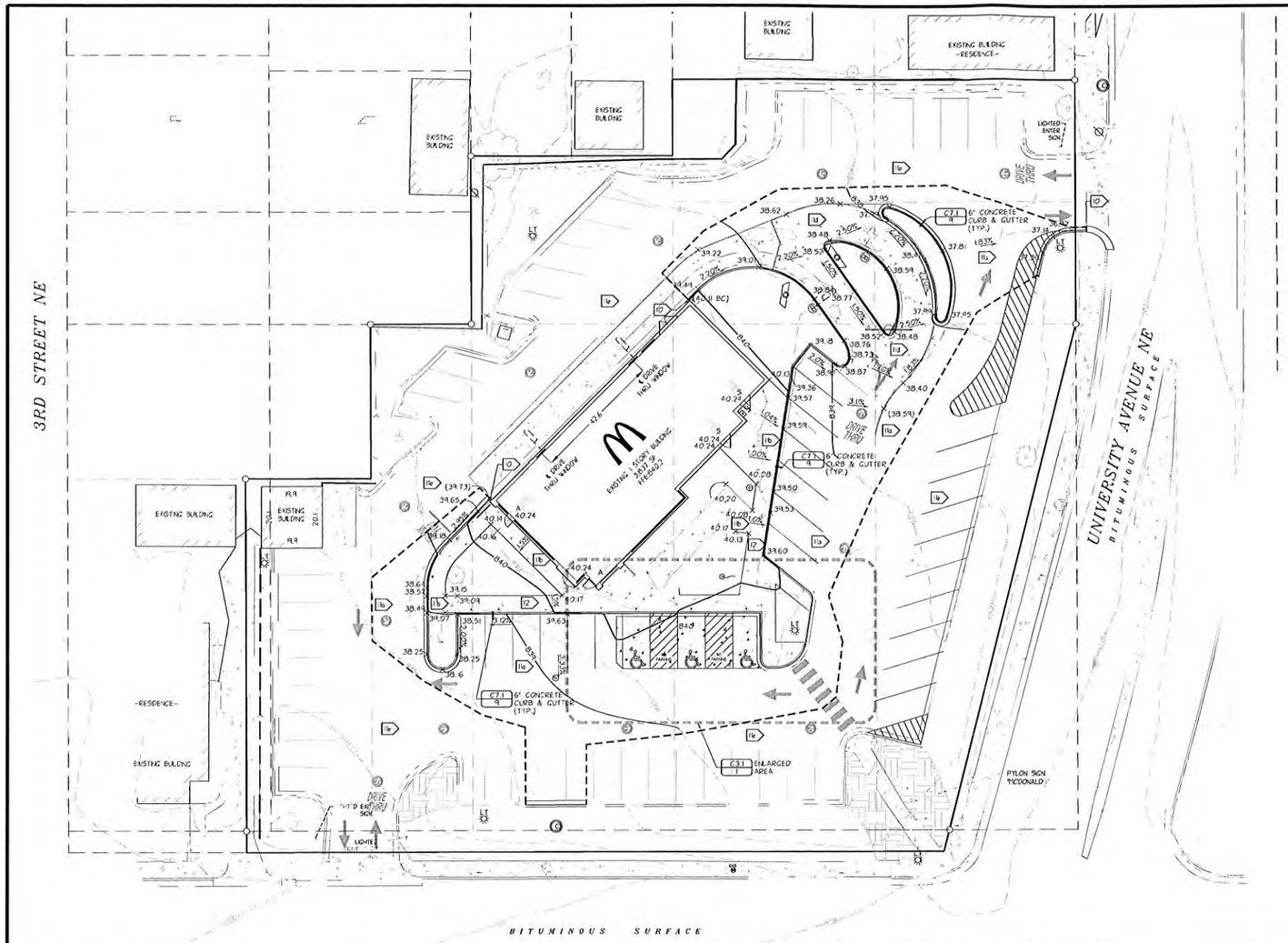


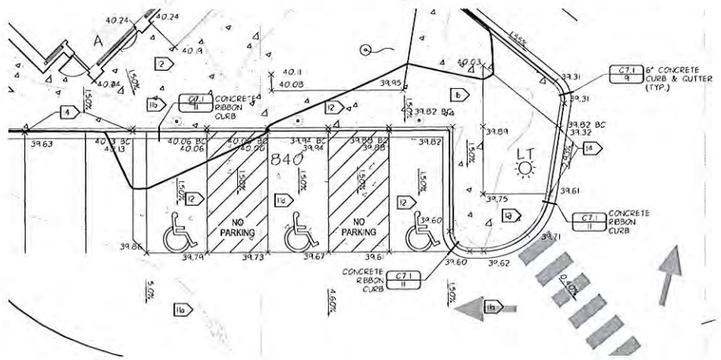


1 ENLARGED AREA

10 SCALE

## GRADING NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
2. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MIXED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
3. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
4. REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
5. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
6. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
7. COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
8. AVOID SOIL COMPACTION OF INFILTRATION PRACTICES. ANY EQUIPMENT USED IN INFILTRATION AREAS SHOULD BE SKID SCALED AND TRACKED.

## PAVING NOTES

9. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
10. MEET AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION.
11. PAVING SECTIONS
    a. BITUMINOUS PAVING
       7-INCH BITUMINOUS WEAR (MNDOT 2360 SPWEA240B)
       TACK COAT (MNDOT 2357)
       3-INCH BITUMINOUS BASE (MNDOT 2360 SPNWB230B)
       6-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)

    b. CONCRETE WALKWAYS
       4-INCH CONCRETE WALK, 4,000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP
       4-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5
       COMPACTED SUBSOIL

    c. CONCRETE PATIOS
       5-INCH CONCRETE WALK, 4,000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP
       4-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5

    d. CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
       8-INCH CONCRETE, 4,000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP
       8-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5
       COMPACTED SUBSOIL

    e. MILL AND OVERLAY REMAINING BITUMINOUS PAVEMENT OUTSIDE OF SAWCUT LINE
       1.5-INCH BITUMINOUS WEAR (MNDOT 2360 SPWEA240B)
       TACK COAT (MNDOT 2357)
12. ACCESSIBLE PARKING STALLS AND ADJACENT ACCESS AISLES SHALL HAVE A MAXIMUM GRADE IN ANY GIVEN DIRECTION OF 2.0%. ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.0%.
13. 10 TRANSITION FROM 3" HIGH CURB TO 6" CONCRETE CURB. -NOT USED.
14. TRANSITION FROM CONCRETE RIBBON CURB TO 6" CONCRETE CURB
15. CONCRETE JOINTS
    JOINTING TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
    INSTALL JOINTS ACROSS SIDEWALKS, CURBS AND PAVEMENTS, PAYING ATTENTION TO SPACING OF EXPANSION JOINTS. JOINT SPACING SHALL BE AS FOLLOWS:
    a. TOOLED JOINTS: DIVIDE PANELS INTO NOMINALLY EQUAL AREAS.
    b. EXPANSION JOINTS: SIDEWALKS – 40 FEET MAX.; CURBS – 60 FEET MAX.; PAVEMENT: 80 FEET MAX.
    c. CONTRACTION JOINTS: SIDEWALKS – 8 TO 10 FEET; CURBS AND APRONS – 12 TO 15 FEET.

## EROSION PREVENTION AND SEDIMENT CONTROL NOTES

16. PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AND INSPECTED PRIOR TO BEGINNING WORK. MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
17. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
18. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
19. RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA. (IF WITHIN 1 MILE OF IMPAIRED WATER USE THE FOLLOWING NOTE INSTEAD) ALL EXPOSED SOILS AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
20. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

| ITEM | SPECIFICATION NUMBER |
|---|---|
| SOD | MNDOT 3878 |
| SEED | MNDOT 3876 |
| | MN TYPE 22-111 @ 30.5 LB/AC – TEMPORARY |
| | MN TYPE 25-151 @ 120 LB/AC – PERMANENT |
| MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) | |
| FERTILIZER | MNDOT 3891 |
| GENERAL PLACEMENT | MNDOT 2575 |

21. SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT. (-OR-) ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED WITH SOD. COORDINATE WITH MCDONALD'S AREA CONSTRUCTION MANAGER.
22. SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

## NPDES AREA SUMMARY

| | EXISTING | PROPOSED | ULTIMATE |
|---|---|---|---|
| PERVIOUS | 0.31 ACRES | 0.33 ACRES | 0.33 ACRES |
| IMPERVIOUS | 0.96 ACRES | 0.94 ACRES | 0.94 ACRES |
| TOTAL | 1.27 ACRES | 1.27 ACRES | 1.27 ACRES |

## LEGEND

- TIP OUT CURB
- PAVEMENT SAWCUT

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| REV | DATE | REVISION HISTORY |
|---|---|---|
| | 11-18-2013 | REVISED PER CITY COMMENTS |
| | 12-20-2013 | PROPOSED DRIVE 10 OPEN APPARENT |
| | 1-21-2014 | SIGN VARIANCE SUBMITTAL |
| | 2-7-2014 | PERC #1 OUTLOT A (AMEND APPROVED SITE PLAN #8972) |

CERTIFICATION

I hereby certify that the engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHRISTOPHER M. CALL

License number 46224

Date 07 FEB 2014

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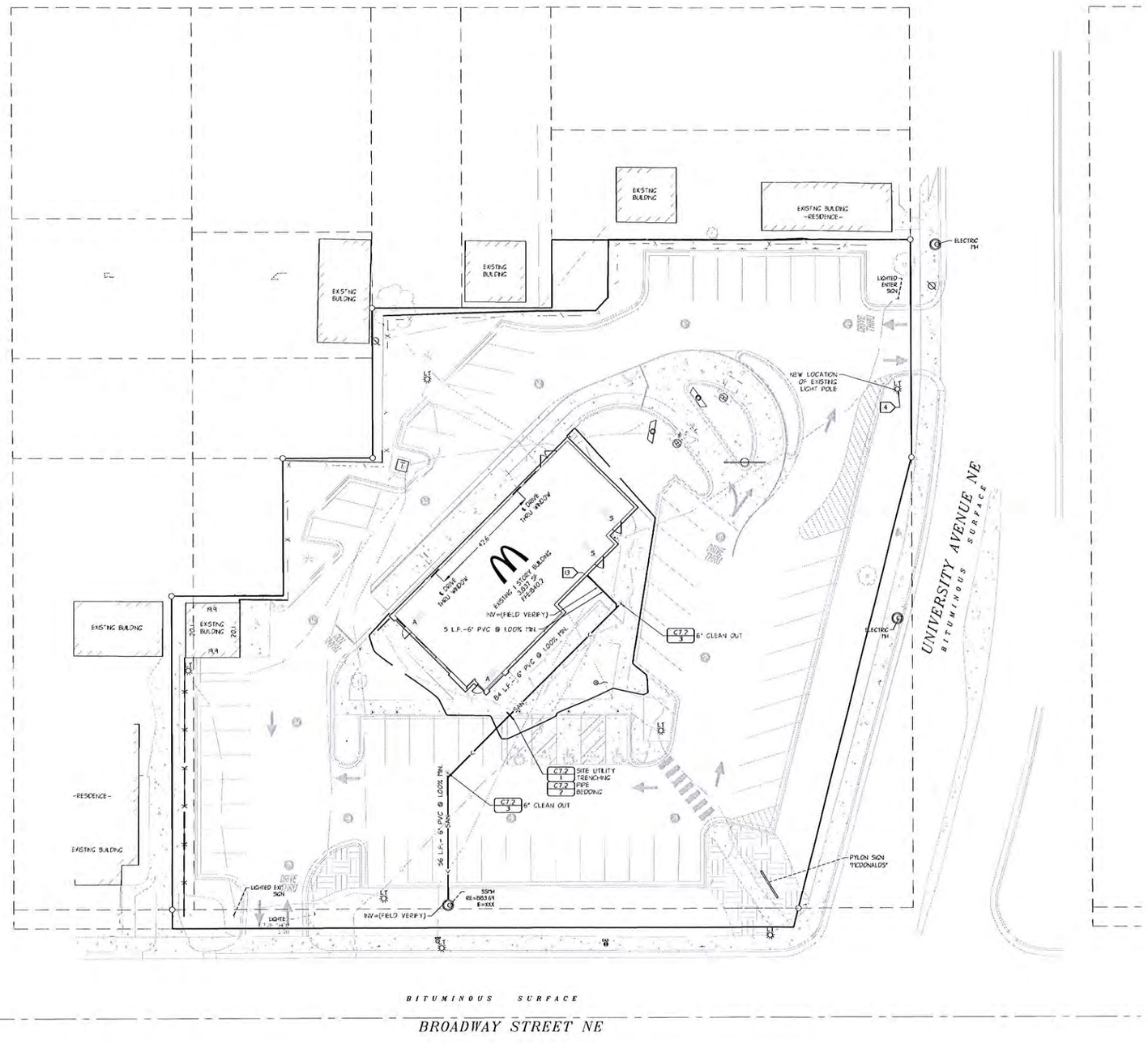
| DRAWN BY | REVIEWED BY | DATE/REVIEWED | DATE ISSUED |
|---|---|---|---|
| BKC | CNC | 11-12-2013 | 11-18-2013 |
| PROTO. ISSUED | | | |

CITY: MINNEAPOLIS
STATE: MN
COUNTY: HENNEPIN
STREET ADDRESS: 1100 UNIVERSITY AVENUE NE
SHEET NAME: GRADING, DRAINAGE, PAVING, & EROSION CONTROL
STATE NUMBER:
NATIONAL NUMBER:

SHEET NO. C3.1
FILE NAME: C301MCD247.DWG
PROJECT NO. MCD13247




## UTILITY NOTES

1. PIPE MATERIALS
   SANITARY SEWER — PVC SCHEDULE 40 (ASTM STANDARDS: D3034, D2665, & F891)
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
3. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
4. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
7. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
8. CONTACT CITY OF MINNEAPOLIS PUBLIC WORKS DEPARTMENT FOR INSPECTION OF ALL UTILITY WORK AND STANDARDS.
9. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS AS NECESSARY. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
10. CONTACT CITY OF MINNEAPOLIS PUBLIC WORKS DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
11. BRING SEWER SERVICE INTO BUILDING PER MECHANICAL DRAWINGS.
12. CENTERPOINT ENERGY WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
13. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN BUILDING.
14. REINSTALL SALVAGED LIGHT POLE.

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0 20 40

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Tel: 612-252-9070
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Web: landform.net

| REV | DATE | REVISION HISTORY |
|---|---|---|
| | 11-18-2013 | REVISED PER CITY COMMENTS |
| | 12-23-2013 | REVISED PER CITY COMMENTS AMENDMENT |
| | 1-21-2014 | SIGN VARIANCE SUBMITTAL |
| | 2-7-2014 | PDR #001078 (AMEND APPROVED SITE PLAN #97172) |

CERTIFICATION

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHRISTOPHER M. CALL

License number 46224

Date 07 FEB 2014

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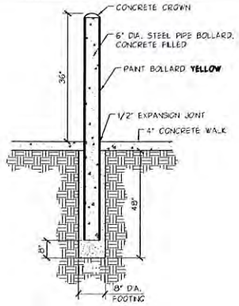
| | |
|---|---|
| DRAWN BY | BRC |
| PROTO. ISSUED | |
| REVIEWED BY | CMC |
| DATE REVIEWED | 11-12-2013 |
| DATE ISSUED | 11-18-2013 |

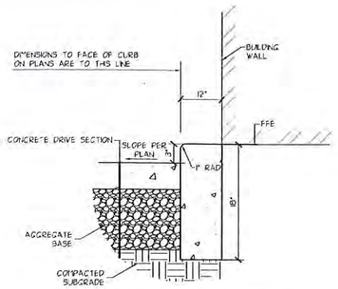
CITY: MINNEAPOLIS
STATE: MN
COUNTY: HENNEPIN
STREET ADDRESS: 1100 UNIVERSITY AVENUE NE
SHEET NAME: UTILITIES
STATE NUMBER:
NATIONAL NUMBER:

SHEET NO: C4.1
FILE NAME: C401MCD247.DWG
PROJECT NO. MCD13247

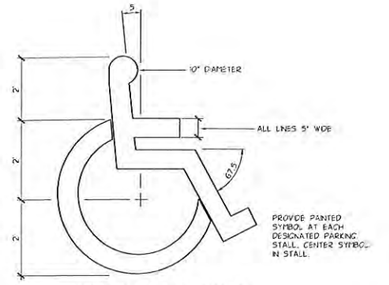
© LANDFORM 2013



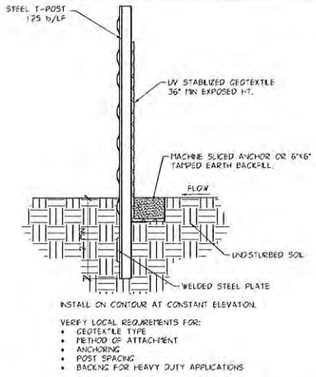

**12 ROUND PIPE BOLLARD AND COVER** NO SCALE



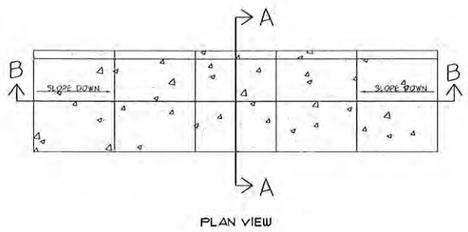

**8 3" HIGH CURB AT DRIVE-THRU** NO SCALE



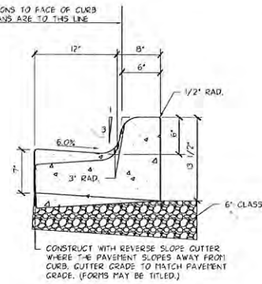

**4 UNIVERSAL SYMBOL OF ACCESSIBILITY** NO SCALE



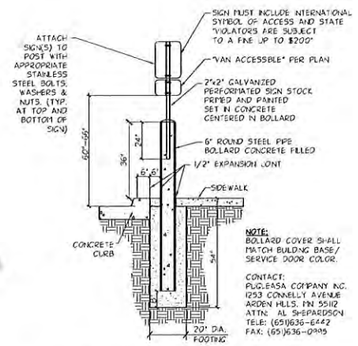

**1 SILT FENCE** NO SCALE



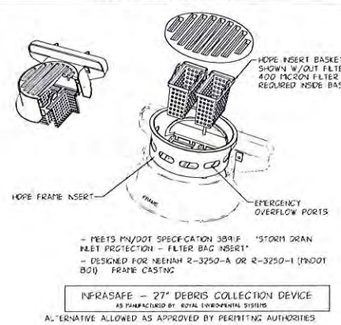

PLAN VIEW



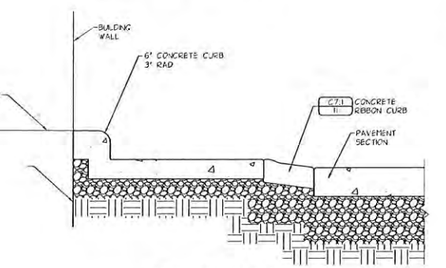

**9 6" CONCRETE CURB SECTION** NO SCALE




**5 ROUND BOLLARD W/ ACCESSIBLE SIGNAGE (MINNESOTA)** NO SCALE




**3 INLET PROTECTION** NO SCALE

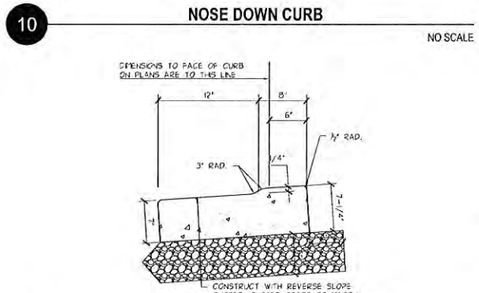



SECTION VIEW B-B

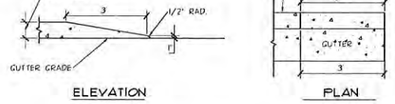



SECTION VIEW A-A

**13 ACCESSIBLE AISLE** NO SCALE



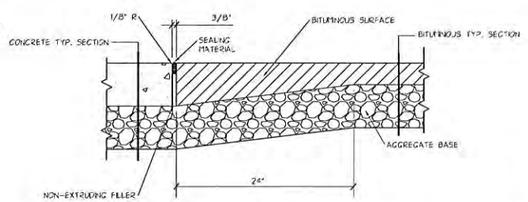

**11 12" CONCRETE RIBBON CURB SECTION** NO SCALE



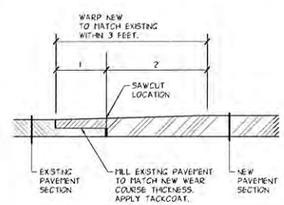




**10 NOSE DOWN CURB** NO SCALE




**6 THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE** NO SCALE




**7 ASPHALT PAVEMENT TRANSITION** NO SCALE

© LANDFORM 2013

| REV | DATE | REVISION HISTORY |
|---|---|---|
| | 11-25-2013 | REVISED PER CITY COMMENTS |
| | 1-29-2014 | MODIFIED PER 1/22/2014 AMENDMENT |
| | 1-31-2014 | SIGN VARIANCE SUBMITTAL |
| | 7-7-2014 | PER 6/20/2014 UPDATED APPROVED SITE PLAN (#1712) |

CERTIFICATION

I hereby certify that the engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHRISTOPHER N. CALL

License number 46224

Date 07 FEB. 2014

McDONALD'S USA, LLC.
ONE MCDONALD'S PLAZA OAK BROOK, ILLINOIS 60523

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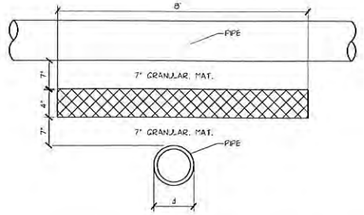
OFFICE ADDRESS
1650 W. 82ND STREET #400 BLOOMINGTON, MINNESOTA 55431-4088 (952)-884-4355

| | | | |
|---|---|---|---|
| DRAWN BY: BKC | PROJ. ISSUED | | |
| REVIEWED BY: CNC | DATE REVIEWED: 11-12-2013 | | |
| DATE ISSUED: 11-18-2013 | | | |
| STATE NUMBER | | | |

CITY: MINNEAPOLIS
STATE: MN
COUNTY: HENNEPIN
STREET ADDRESS: 1100 UNIVERSITY AVENUE NE
SHEET NAME: CIVIL CONSTRUCTION DETAILS
NATIONAL NUMBER

SHEET NO.: C7.1

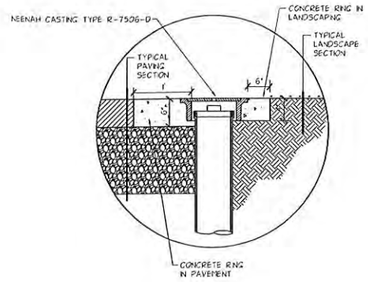
FILE NAME: C701MCD247.DWG
PROJECT NO.: MCD13247

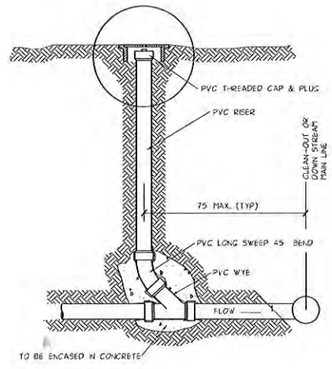



1. 4" GRANULAR MATERIAL SHALL BE WELL COMPACTED AND LEVELED TO PERMIT PROPER BEARING FOR INSULATION BOARD.
2. INSULATION SHALL BE OF 1" OR 2" THICK BOARDS OR EXTRUDED OR EXPANDED POLYSTYRENE PLASTIC FOAM SPECIFICALLY DESIGNED FOR USE IN UNDERGROUND CONSTRUCTION AND HAVING A MINIMUM COMPRESSIVE STRENGTH OF 35 PSI. SPECIAL NOTE IS TO BE TAKEN THAT THIS TYPE IS DIFFERENT THAN THE TYPE USED IN ORDINARY BUILDING CONSTRUCTION. THIS INSULATION BOARD SHALL COMPLY WITH ATSM-D 1621.

## 5 PIPE INSULATION

NO SCALE



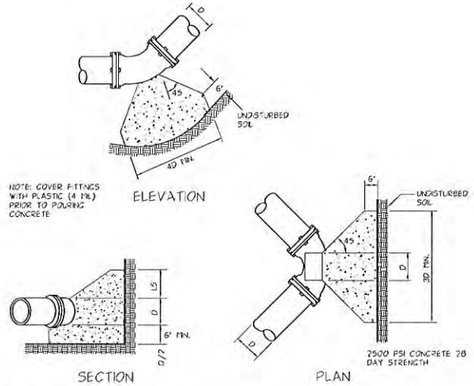




-NOTES-
RISER PIPE SHALL BE EXTENDED ABOVE GROUND LEVEL INITIALLY & THEN IT MAY BE CUT BACK TO MATCH FINAL GRADE (BY OTHERS)

POSITION CLEAN-OUTS UPSTREAM OF BENDS, WHEN FEASIBLE.

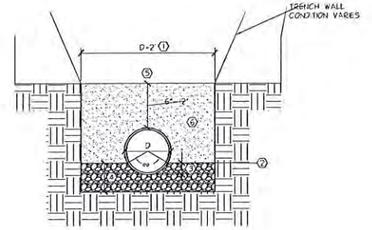
## 3 CLEAN-OUT STRUCTURE

NO SCALE




## 4 CONCRETE THRUST BLOCKING

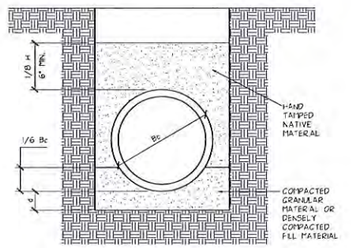
NO SCALE




(1) 2' FOR PIPE 4" OR LESS.
(2) MACHINE EXCAVATION LIMIT FOR RIGID PIPE.
(3) HAND SHAPE BOTTOM FOR SUPPORT OF RIGID PIPE.
(4) MACHINE EXCAVATION LIMIT FOR FLEXIBLE PIPE. GRANULAR FOUNDATION (IF REQUIRED) OR BEDDING REQUIRED FOR LOCAL CONDITIONS. DEPTH VARIES.
(5) PROVIDE LOCATING/MARKING TAPE MEETING LOCAL REQUIREMENTS
(6) SEE SPECIFICATIONS FOR BEDDING AND ENCASEMENT

## 1 SITE UTILITY TRENCHING

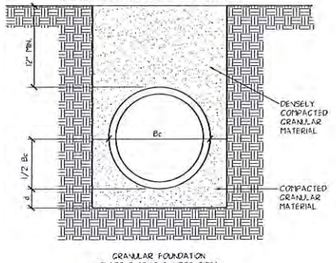
NO SCALE




GRANULAR FOUNDATION
CLASS C (DIP & RCP)

CLASS C BEDDING THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL OR DENSELY COMPACTED FILL MATERIAL UP TO A HEIGHT EQUAL TO ONE-SIXTH THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE BEDDING MATERIAL BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE REMAINING SIDEFILL AND BACKFILL MATERIAL IS COMPACTED NATIVE SOILS.

Bc = OUTSIDE DIAMETER
H = BACKFILL COVER ABOVE PIPE
d = DEPTH OF BEDDING MATERIAL UNDER PIPE




GRANULAR FOUNDATION
CLASS B (PVC & HDPE PIPE)

CLASS B BEDDING THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL PLACED UP TO A HEIGHT EQUAL TO ONE-HALF THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE GRANULAR BEDDING BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" DIAMETER AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE INITIAL FILL MATERIAL SHALL BE DENSELY COMPACTED GRANULAR UP TO A HEIGHT OF 12" OVER THE TOP OF THE PIPE.

## 2 PIPE BEDDING

NO SCALE

| REV | DATE | REVISION HISTORY |
|---|---|---|
| | 11-18-2013 | REVISED PERMIT ISSUE |
| | 1-21-2014 | PER VARIANCE SUBMITTAL AMENDMENT |
| | 2-7-2014 | PER MODIFIED (APPROVED SITE PLAN #8752) |

CERTIFICATION

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHRISTOPHER V. CALL

License number 46224

Date 07 FEB 2014


McDONALD'S USA, LLC.

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| | | | |
|---|---|---|---|
| DRAWN BY: ARC | PROTO. ISSUED | REVIEWED BY: CNC | DATE REVIEWED: 11-12-2013 |
| DATE ISSUED: 11-18-2013 | | | |

CITY: MINNEAPOLIS
STATE: MN
COUNTY: HENNEPIN
STREET ADDRESS: 1100 UNIVERSITY AVENUE NE
SHEET NAME: CIVIL CONSTRUCTION DETAILS
NATIONAL NUMBER
STATE NUMBER

SHEET NO: C7.2

FILE NAME: C702MCD247.DWG
PROJECT NO. MCD13247

© LANDFORM 2013

T/C 840.92
1.1' US vs STAFF
840.0 - 5' FROM BACK PLAN DIM's
839.71 FRONT
839.40 T/C
838.90
DRIVE
1.3' DFF.
2'
CONSULTING DESIGN/BUILD
GENERAL CONTRACTING
CONSTRUCTION MANAGEMENT
NOR-S
Build well. Be
soft drinks
sweet treats
Stir your heart.

**Public Hearing**

**1. 1100 and 1118 University Ave NE (BZZ# 6420, Ward 3) (Shanna Sether)**

**A. Variance**: Tracey Kinney of Landform, on behalf of McDonald's USA, LLC, has applied for a variance to increase the number of freestanding signs from one to four at the property located 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.

**Action**: The Board of Adjustment adopted staff findings and **approved** the variance to increase the number of freestanding signs from one to four for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District, subject to the following condition of approval:

1. Approval of the master sign plan by the Department of Community Planning and Economic Development.

**Absent:** A. Thompson
**Aye:** S. Cahill, M. Ditzler, J. Finlayson, E. Johannessen, D. Ogiba, D. Sandberg, J. Saufley
**Motion passed**

**B. Variance**: Tracey Kinney of Landform, on behalf of McDonald's USA, LLC, has applied for a variance to increase the maximum area of freestanding signs from 80 square feet to 330 square feet at the property located 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.

**Action**: The Board of Adjustment adopted staff findings and **approved** the variance to increase the maximum area of freestanding signs from 80 square feet to 330 square feet for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District, subject to the following condition of approval:

1. Approval of the master sign plan by the Department of Community Planning and Economic Development.

**Absent:** A. Thompson
**Aye:** S. Cahill, M. Ditzler, J. Finlayson, E. Johannessen, D. Ogiba, D. Sandberg, J. Saufley
**Motion passed**

**C. Variance**: Tracey Kinney of Landform, on behalf of McDonald's USA, LLC, has applied for a variance to increase the maximum height of a menu board from 6 feet to approximately 6 feet 9 inches at the property located 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.

**Action**: Notwithstanding staff recommendation, the Board of Adjustment **denied** the variance to increase the maximum height of a menu board from 6 feet to approximately 6 feet 9 inches for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District, based on the following finding:

**Finding #1**: The increased height of the menu board to maintain consistency with the existing signage is not a unique circumstance of the property that creates practical difficulties in complying with the ordinance.

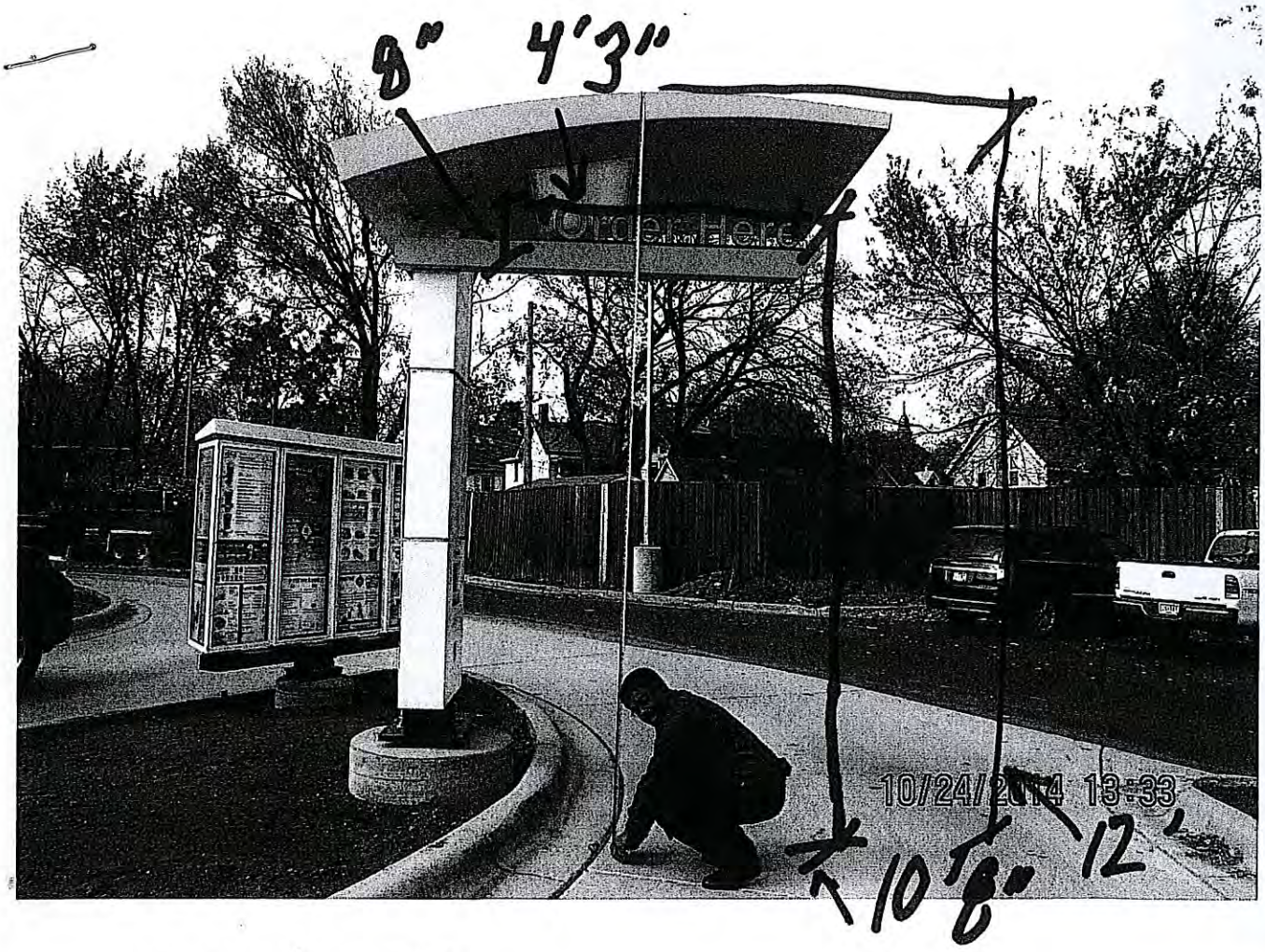
**Absent:** A. Thompson
**Aye:** S. Cahill, M. Ditzler, J. Finlayson, E. Johannessen, D. Ogiba, D. Sandberg, J. Saufley
**Motion passed**

**D. Variance**: Tracey Kinney of Landform, on behalf of McDonald's USA, LLC, has applied for a variance to increase the maximum to increase the maximum height of a freestanding sign from 8 feet to approximately 10 feet 9 inches at the property located 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District.

**Action**: The Board of Adjustment adopted staff findings and **approved** the variance to increase the maximum height of a freestanding signs from 8 feet to approximately 10 feet 3 inches and 10 feet 9 inches, for the properties located at 1100 and 1118 University Ave NE in the C2 Neighborhood Corridor Commercial District, subject to the following condition of approval:

1. Approval of the master sign plan by the Department of Community Planning and Economic Development.

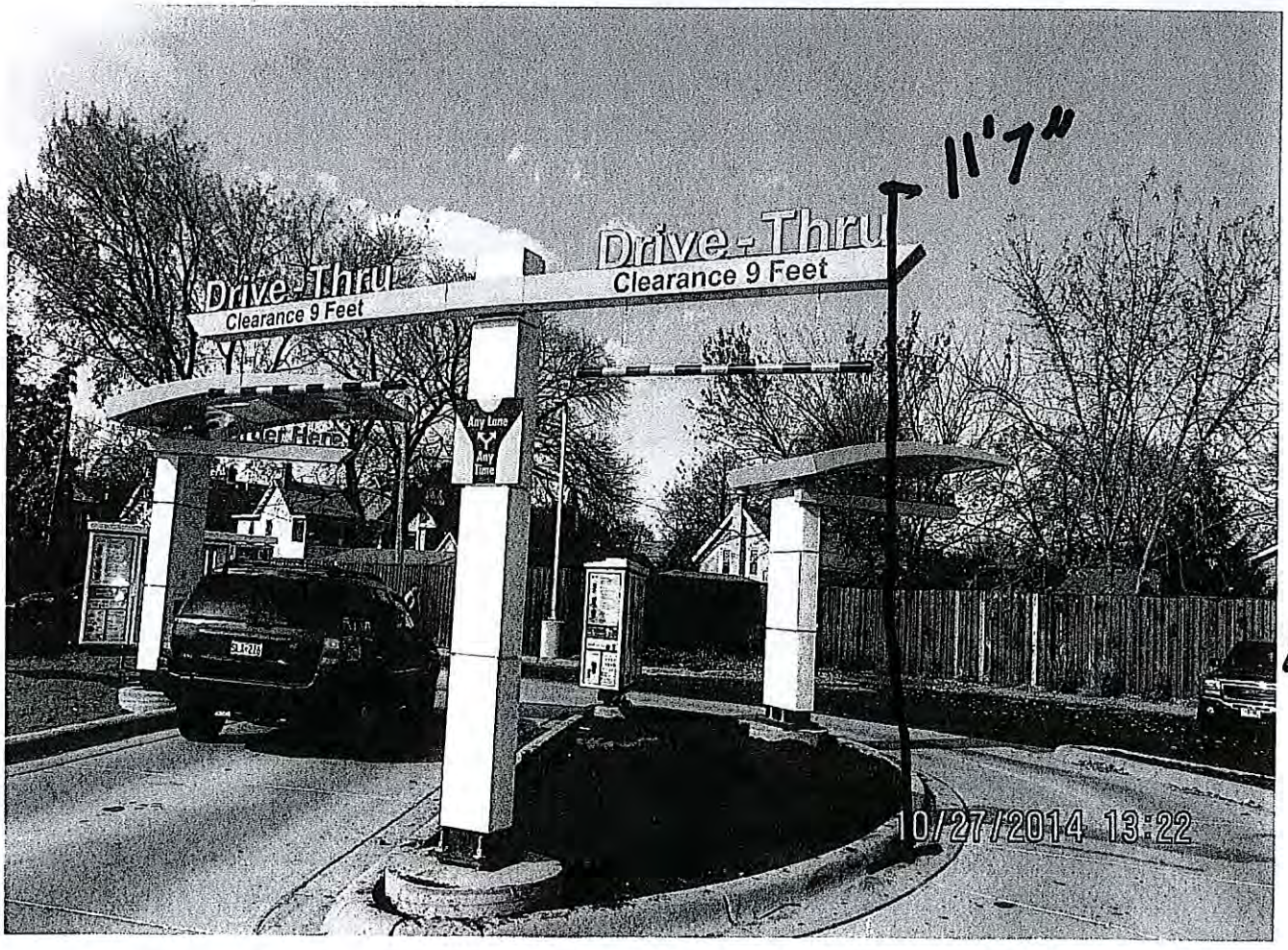
**Absent:** A. Thompson
**Aye:** S. Cahill, M. Ditzler, J. Finlayson, E. Johannessen, D. Ogiba, D. Sandberg, J. Saufley
**Motion passed**




Order Here 3'

(10'3")

10/27/2014 13:23


Drive-Thru
Clearance 9 Feet
Drive-Thru
Clearance 9 Feet
Any Lane
Any
Time
10/27/2014 13:22

11'7"

10'9"

Clearance 9 Feet
Clearance 9 Feet
Any Lane
Any Time
11/21/2014 15:24

Fish #1

Fig #2

11/21/2014 15:27

## Liska, Andrew

**From:** Kusz, Lisa M.
**Sent:** Tuesday, November 25, 2014 8:20 AM
**To:** Liska, Andrew
**Subject:** FW: For McDonald's Appeal of Signage at 100 University Ave. NE
**Attachments:** McDonalds Microsoft Word - LANDFORM -- MEMORANDUM OF UNDERSTANDING - 4-8-14.docx

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

For you...

---

**From:** Robert Riskin [mailto:rriskin@outlook.com]
**Sent:** Monday, November 24, 2014 6:49 PM
**To:** Kusz, Lisa M.
**Cc:** Frey, Jacob; Joy Smallfield; Shelly Bertand and Tim Kennedy; Allison Kerner; Allison Kerner; Mr Lorren Stafford; John whalen; Pamela Lehan; beth forkenbrock; brenda nyholm
**Subject:** For McDonald's Appeal of Signage at 100 University Ave. NE

Lisa,
Please include this Memorandum of Understanding into the Public Record and provide copies to the Planning and Zoning folks who will be hearing their appeal. Also please include recent 311 reports and complaints, (lesser quality fence boards than was agreed to, excessive lighting and excessive noise) from the neighborhood about unfulfilled promises made to the community. The committee should know the whole picture while they are deciding whether they should allow McDonalds to exceed signage limitations set by the city.
Thank you,
Concerned citizen who lives behind McDonalds.
Robert Riskin
1117 3rd St. NE
612-747-2852

# MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("Memorandum"_), is entered into this ____ day of April, 2014, by and between the Sheridan Neighborhood Association ("Association"), the residents of the Sheridan Neighborhood collectively ("Residents"), and McDonald's USA, LLC ("McDonald's") for the purpose of reaching an understanding as to certain improvements proposed, and land use approvals obtained for the project at 1100 University Avenue in the City of Minneapolis, Minnesota ("the City").

**WHEREAS,** McDonalds wishes to make a substantial investment in the remodel and improvements to the facility at 1100 University as part of it's 2014 Major Remodel Program; and

**WHEREAS,** McDonalds has obtained certain City land use approvals and variances necessary to proceed with those improvements; and

**WHEREAS,** certain additional City land use approvals may be necessary to begin construction on the site; and

**WHEREAS,** the Residents have filed an appeal of the variances granted by the Minneapolis Board of Adjustments on February 20, 2014, and said appeal has received a recommendation for approval by the Planning and Zoning Committee of the City Council on March 20, 2014; and

**WHEREAS,** The full City Council has tabled final action on the appeal while the parties meet to discuss possible terms under which the residents would be accepting of the project.

**THEREFORE,** Be It Resolved, that the parties have met on at least three occasions to discuss the neighborhood concerns and review the proposed project and wish to memorialize certain mutual understandings with regard to the project. The understanding of the parties is as follows:

**Section 1: <u>McDonalds will:</u>**

1. Complete the Major Remodel Program (MRP) as currently proposed and permitted with the following plan revisions:
    a. Remove all existing site lighting and construct new LED system with 0.5 footcandle cutoff at property lines, a max of 8.0 foot-candle, and utilizing 25' pole heights.
    b. Upgrade Customer Order Display (COD) system with newest digital sound system and Automatic Volume Control (AVC)
    c. There will be no architectural lighting of the yellow canopy at COD, but the down light under the canopy will remain to light the area below.
    d. Additional curb will be installed in lieu of striping to discourage "u-turn" movement at drive thru.

e. Deficient portions of the existing fenceline will be repaired and upgraded to match the center portions of the fence with 2x6 vertical members tightly spaced



on the McDonalds side, and reset 1x6 vertical members infilled where missing on the Resident's side.

f. Additional planting will be proposed along the fenceline including up to five (5) 6' Colorado Blue Spruce in larger open areas, and fifteen (15) 3' Techny Arborvitaes along base of fence in narrow green areas.
g. Irrigation will be reviewed to ensure viability of plantings.
h. The bottom of the fence at the trash corral will be modified to extend to grade.
i. The gap in the south fenceline at the trash enclosure will be filled.
j. An additional walkway segment will be added from the East corner of the building to the public walk on University Avenue perpendicular to vehicle traffic.
k. Signs will be posted at the drive thru and along the back fenceline to advise customers of Minneapolis Noise Ordinances.
l. Agree to incorporate the above conditions into the current and future approvals for the project.

2. Make the southernmost section of fencing available to the Association to work with local artists in developing a potential mural or other neighborhood art, subject to content review and approval by McDonalds. Due to current budget impacts of additional items, McDonalds cannot contribute funding to this effort beyond the landscaping proposed in this area.

3. Utilize 911 system to report suspicious or non-compliant activity, noting license numbers where appropriate.

4. Coordinate an on-site meeting with residents and current on-site management to review the components of this agreement.

**Section 2: <u>The Association and Residents will:</u>**

1. Withdraw their appeal of the three variances granted on February 20, 2014.
2. Support PDR/Building Permit process for final building review.
3. Support CUP process for a minor cooler addition (if necessary).
4. Provide access to McDonald's contractors necessary to make fenceline repairs. Failure to allow access will indicate Resident's consent to the existing condition on that exterior portion.
5. Provide conceptual proposals for McDonald's review and approval for any proposed public art on the south fenceline.
6. Going forward, inform McDonalds on-site management in writing of any issues/concerns.

7. Use the existing 311 process to report any violation of current code not addressed by onsite management.

**Section 3: Scope.**

**This Memorandum is a non-binding expression of the intent of the parties with the respect to the obligations set forth in Sections 1 and 2.**

**Section 4: Expenses.**

**All legal and other costs and expenses incurred by a party in connection with the transactions and negotiations contemplated herein, other than those specifically stated to be borne by McDonalds, shall be paid by the party incurring such expenses.**

**Section 5: Entire Agreement.**

**This Memorandum constitutes the entire agreement between the parties with regard to the subject matter set forth herein and supersedes and replaces any prior oral or written agreements or representations of the parties with regard to the subject matter set forth herein. This Memorandum may not be modified or amended except in a writing executed by the parties.**

**Section 6: Governing Law.**

**This Memorandum shall be governed by and interpreted under the substantive laws of the State of Minnesota without regard to that state's conflict of laws provisions.**

**Section 7: Commitment of participants**

The parties have a mutual understanding of and are in agreement with the conditions and responsibilities outlined in this Memorandum, and have reviewed the proposed project as permitted, and including the conditions outlined above.

McDonald's USA, LLC

By:_____
Its:
Date:

Sheridan Neighborhood Association

By:_____
Its:
Date:

RESIDENTS

By:_____Address:_____

By:_____Address:_____

By:_____Address:_____

By:_____Address:_____

By:_____Address:_____

By:_____Address:_____